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THE MARIN COUNTYWIDE PLAN



COMMUNITY
DEVELOPMENT ELEMENT

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I. INTRODUCTION

The Community Development Element provides information on population, housing projections, and economic characteristics and covers policy issues related to countywide character, development patterns, and land use. Development policies address both Marin County as a whole and specific planning areas, with special detail provided for unincorporated areas under County jurisdiction. This element links the natural environment, health and safety, and community development concerns of the Countywide Plan in a series of land use policies and designations.

Key issues covered in the Community Development Element include:

- Choices about how to use the remaining land in the City-Centered Corridor;
- Maintaining a balance between jobs, housing, retail development, and open space; and
- The timing and funding of infrastructure to serve projected development.

A. LEGAL AUTHORITY

The Community Development Element of the Countywide Plan encompasses most of the requirements of State law for a land use element. Other required components of the land use element are addressed in other elements of the Plan as shown below. Since 1955, a land use element has been required as part of a local general plan. The following citation from the State Government Code Section 65302 (a) summarizes the intent and requirements of the land use element:

[A general plan shall include] a land use element which designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas....

The land use element must establish a pattern for land use and set clear standards for the density of population and the intensity of development in the unincorporated portion of the County for each of the proposed land uses. Some of the issues required to be addressed in

a land use element are covered elsewhere in the Marin Countywide Plan because they are more appropriately addressed in those sections.

The Countywide Plan is the foremost plan for assuring consistency with regional planning efforts, such as 101 Corridor Study and Congestion Management Program, and the Association of Bay Area Governments' Regional Plan for the entire Bay Area.

B. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Community Development Element is related to other elements, which address community development and land use issues in the following manner:

Environmental Hazards Element: Provides inventory of lands subject to environmental hazards, such as flooding, fire, seismic events, and landslides.

Environmental Quality Element: Discusses areas identified for natural resource preservation, such as water resources, vegetation, soil resources, mineral resources, fish and wildlife, and rare and endangered plant and animal species. Identifies lands which are open space acquisition priorities. Offers design policies for the built environment.

Park and Recreation Element: Discusses location and type of park facilities in the county, park needs, and standards for parkland dedication.

Agricultural Element: Supports preservation of land as an agricultural resource through policies that maintain and enhance agricultural operations.

Housing Element: Identifies land available to provide housing at all income levels. Identifies housing needs. Includes policies and programs for producing housing to meet needs.

Community Facilities Element: Discusses location of community facilities, provision of services, spheres of influence, urban service areas, and annexation policies.

Transportation Element: Addresses the need for a transportation, highway and road system to serve the existing and projected land uses and densities identified in the Community Development Element.

C. RELATIONSHIP TO OTHER GENERAL PLAN DOCUMENTS

The element is based on the findings in four Community Development technical reports:

- #1: Marin County Land Use Databases
- #2: Existing Land Use and Demographic Conditions
- #3: Land Use Alternatives for Marin County
- #4: The Marin County Economy

D. ORGANIZATION OF THIS ELEMENT - POLICY FRAMEWORK

This element updates the Community Development Element and Plans for Planning Areas sections of the 1982 Countywide Plan.

The Element addresses Countywide issues as well as specific planning area issues. The following graphic illustrates this policy framework:

Community Development Element Policy Framework

Countywide Character and Development Pattern: Defining overall development goals for the County and strategies for the location of development, environmental corridors, land use and economic development, and energy conservation.

Countywide Planning Framework and Growth Management: Providing a framework for coordinated planning among all jurisdictions and establishing land use types (open space, residential, commercial, etc.) and standards for the density and intensity of development for unincorporated areas.

Plans for the Seven Planning Areas: Providing detailed objectives and policies for West Marin and the six planning areas located within the eastern urban corridor of the County (West Marin and the unincorporated portions of each planning area are the focus of greatest detail).

Key Issues which the Community Development Element addresses include the following:

- Choices about how to use the remaining land in the City-Centered Corridor, and;
- Maintaining a balance between jobs, housing, retail development, and open space.

II. POLICY HISTORY AND PLANNING CONTEXT

A. THE COUNTYWIDE PLAN - 1973 AND 1982

The 1973 Countywide Plan was a turning point for the County. The 1973 plan established environmental quality as a primary concern in decision-making and provided a base for continued cooperative planning between the cities and the county. The 1973 Plan called for a balance of housing, transportation, economic development, and resource protection.

The 1973 Plan also established the concept of three environmental corridors, which continues to guide planning in Marin County. The 1973 Plan established the Coastal Recreation Corridor for open space, recreation, and agricultural land use along with preservation of existing coastal communities. Major federal and state parklands are located in this Corridor. The Inland Rural Corridor, which consists of uplands and valleys in the central part of the County, is designated primarily for agriculture, along with other uses such as resource and habitat preservation. Existing small communities are also preserved. The City-Centered Corridor, situated between major ridgelines and San Pablo and San Francisco Bay, is the location of Marin's eleven cities and is designated for more urban development, focused around activity centers. The City-Centered Corridor also includes bayfront, streamside, and ridge areas, designated for protection of environmental and scenic resources.

The 1982 Marin Countywide Plan proposed actions by city and county governments, private organizations, and citizens to affirm the goals set in the 1973 plan and to meet new needs. Major proposals related to the 1982 Plan Community Development Element included:

- Urban Service Area policies that encourage new development to occur in cities, and policies to encourage the annexation of urbanized unincorporated areas;
- Land use policies to encourage balanced communities with higher intensity, mixed uses in built-up areas with services, consistent with local plans;
- A transportation system that emphasizes traffic management rather than capital investments and includes a High-Occupancy Vehicle Lane along Highway 101 to serve central and north Marin;
- More specific conservation and development standards to protect bayside and streamside areas;
- Policies and actions to reduce Marin's use of nonrenewable energy by the year 2000.

The 1982 plan was an inter-jurisdictional plan, resulting from a cooperative effort between the eleven cities and the county to establish an overall framework and set of goals for countywide development.

The people of Marin and their city and county officials stated ambitious objectives in the 1973 and 1982 plans, for: (1) open space acquisition; (2) growth management; (3) agricultural preservation; (4) land use and design controls; and (5) improved transbay bus service. However, some transportation objectives have not been achieved and important new issues have arisen since the 1973 and 1982 plans were adopted. Three sales taxes to pay for transit and highway improvements have failed to be passed by Marin voters. For this reason, provision of transportation improvements identified in the plan has not kept pace with job and housing development. The passage of Proposition 13 reduced property tax revenues, encouraged the cities to compete for tax-generating retail development, and placed a premium on the efficient use of scarce public resources.

Current key issues - open space protection, transportation, affordable housing and fiscal limits - are closely tied to each other and to the goals and policies of the Community Development Element. Solving these problems is essential for continued progress toward attainment of the basic environmental, social, and economic goals of the 1973 and 1982 plans.

The purpose of the current update is to:

- Take into account the environmental, social, and economic changes that have occurred since 1973 and 1982;
- Make appropriate recommendations for the next two decades (1990-2010);
- Meet the latest State law requirements for general plans, especially for the unincorporated areas of the Marin County;
- Continue to coordinate with recent updates of many city plans and projections for special districts in planning community services and facilities;
- Establish a framework for implementation programs to be carried out jointly by the cities and the County; and,
- Restate a vision for Marin's future.

III. COUNTYWIDE PLANNING APPROACH

The geographic scope of the Marin Countywide Plan covers 520 square miles of land area and 86 square miles of water area extending north of San Francisco along San Francisco Bay and the Pacific Ocean. The County encompasses many governmental agencies, representing eleven cities and the County, general purpose governmental entities, and a number of single-purpose service districts. Coordinated planning and provision of services between all of these jurisdictions, as well as with other regional, State and Federal agencies, are addressed in the Countywide Plan.

The Community Development Element of this plan plays a central role in bringing together all land use issues, constraints and opportunities, balanced with the numerous needs and desires of the county community as a whole. This Element establishes a pattern for land use and sets clear standards for population density and the intensity of development for each of the proposed land uses. The Element also establishes a direct tie between the timing, amount, type and location of development with the traffic, service, and infrastructure demands such development will generate. Policies on these related issues are located in the Community Facilities and Transportation Elements.

The Community Development Element focuses on past, present, and future development issues affecting Marin County's quality of life. Review of existing conditions, trends, and projections provides a starting point for determining appropriate land use densities and intensities. The City-Centered Corridor is designated to contain more urban, densely populated development than the Inland Rural Corridor and Coastal Recreation Corridor areas of the County. The City-Centered Corridor also includes areas designated for resource protection: the bayfront conservation zone, stream conservation zones, and ridge and upland greenbelt areas. The analysis focuses on the seven County planning areas (PAs), shown below:

City-Centered Corridor		Inland-Rural Corridor & Coastal-Recreation Corridor	
PA 1	Novato	PA 7	West Marin
PA 2	Las Gallinas Valley		
PA 3	San Rafael Basin		
PA 4	Upper Ross Valley		
PA 5	Lower Ross Valley		
PA 6	Richardson Bay		

Marin County's city-centered concept of development is consistent with the Association of Bay Area Governments' Regional Plan for the entire Bay Area, adopted almost 15 years ago to promote compact growth for cost-efficient provision public services and to retain open space resources as community separators.

Marin County's position on regional conditions such as traffic on Highway 101 and market demand for land are also covered by the Countywide Plan. Historically, Marin served as a bedroom community for commuters with jobs in San Francisco. As commuters moved north to take advantage of lower housing costs in the growing cities of Petaluma, Rohnert Park, and Santa Rosa, traffic through the county increased. By the early 1980s, however, job development in Marin began attracting increasing numbers of local commuters and commuters from Sonoma although the number of commuters to San Francisco did not increase significantly. The changed commuting patterns created new areas of congestion. The interrelationship of jobs, housing, and transportation requires ongoing coordination between Marin and Sonoma Counties.

Marin County is an integral part of the Bay Area. Growth and development policies enacted in Marin have profound impacts on neighboring counties as do theirs on Marin. Because Marin has been unable or unwilling to produce enough affordable housing, people who have north and east of Marin cause pass-through traffic in Marin as they travel to their jobs. The county has also lost some social, economic and age diversity which diminishes the ability to fill jobs necessary for local well-being. The impacts of these trends will increase as time passes unless there is a redirection of effort toward the creation of more affordable housing, more jobs for local residents, and a more effective system for managing travel in Marin County.

Several planning concepts have been tried and have been partially successful. Several more have been suggested and are addressed in this plan. One possible solution is to utilize the transfer of development rights (TDR) concept. TDRs would move the remaining development potential in the City-Centered Corridor from sensitive bayfront and upland areas into existing community centers. By concentrating development in existing cities, public transit could be better utilized and valuable environmental and recreational resource areas could be preserved along the bay and between communities. Downtown centers could become vital and interesting places to live and do business, if well-designed higher density mixed residential and commercial use is allowed.

Implementing new planning concepts would require changes in the traditional approach to land use planning in Marin County. Local jurisdictions would have to be persuaded to share their land use planning powers with an interjurisdictional planning body such as the Countywide Planning Agency. This would be possible only if the citizens of the towns, cities and county support a new way of planning. Enabling language has been included in this element, which would allow the concept to be implemented if it is endorsed by Marin's local governments.

IV. COUNTYWIDE OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

A. COUNTYWIDE CHARACTER AND DEVELOPMENT PATTERN

Table CD-1. Land Use and Demographic Data for Marin County

Information Category	1980 Actual	1990 Estimate	Buildout Projection
Demographics			
Population	222,592 ²	230,096 ²	259,844 ³
Households	88,723 ²	95,006 ²	115,277 ³
Average Household Size	2.51	2.42	2.25
Employed Residents	118,560 ¹	132,044 ³	155,264 ³
Jobs	76,502 ¹	104,840 ³	145,433 ³
Employed Residents/Jobs	1.52	1.26	1.07
Land Use			
Housing Units	92,647	99,757 ²	119,943 ³
Cities and Towns	67,420	73,914	85,895
Unincorporated Area	25,227	25,843	34,048
Commercial/Industrial ft ²	<i>Census data are</i>	29,570,756 ³	44,444,965 ³
Cities and Towns	<i>not available</i>	26,938,825	39,664,114
Unincorporated Area		2,631,931	4,780,851

¹ ABAG Projections 1990

² U.S. Bureau of the Census

³ Marin County Community Development Agency

NOTE: The Countywide Plan does not include projections which estimate the time by which a certain level of development is projected to occur. Instead tables of statistics are presented for the county as a whole and for each of seven planning areas, which identify three benchmarks by which to measure trends: 1) 1980 U.S. Census counts of population, households, employed residents and jobs; 2) population counts from the 1990 census and estimates for 1990 based on land use data for the county and the cities, collected by the County Planning Department; and, 3) a projection of development which could occur if land vacant in 1990 were developed according to the zoning designations of city and county general plans. The Association of Bay Area Governments prepares projections every two years for all the Bay Area counties, which estimate population and job growth at five year intervals. The buildout projection in the Countywide Plan, which does not estimate the time by which development will occur, is roughly equivalent to ABAG's projections for the year 2005.

Population/Demographics

Population growth in the county between 1980 and 1990 was low, with 7,500 people and 6,200 households added to the county's population. County population could increase to nearly 260,000 in the future if the land designated for residential development were developed and occupied. Household size is expected to continue decreasing in the future. The decrease primarily reflects the aging of Marin County's population.

Job Development

The number of county residents holding jobs and the number of jobs in the county both increased during the 1980s. In 1980, Marin had 1.52 employed residents for every job in the county. By 1990, Marin had 1.26 employed residents for every job in the county. When the number of employed residents per job nears 1.0, more employed residents could be working on jobs in the county. However, if job salaries do not match the cost of living in Marin, Marin residents will need to commute out of the county to higher paying jobs, while workers from other counties will commute into Marin.

Commercial/Industrial Development

The increase in jobs in the county will be made possible by the development of land designated for commercial and industrial activities. Approximately 14 million square feet are designated for development, mainly in Novato and East San Rafael. Hamilton Air Force Base in Novato is the largest single site available for commercial and industrial development. Statistical summaries of planning areas indicate how commercial and industrial development potential is distributed throughout the county.

Housing

There is potential for about 20,000 new housing units countywide, both in single-family and multi-family developments. The greatest potential for housing development is in the Richardson Bay, Las Gallinas Valley and Novato planning areas, as shown in the statistical summaries for the planning areas.

Objective CD-1. Environmental Corridors. To establish a broad management framework derived from the County's environmental zones as a basis for local policies and regulation, consistent with the Environmental Quality Element (Objective EQ-1).

Policy CD-1.1 (Policy EQ-1.1)

Land Use in the City-Centered Corridor. Urban development will be concentrated in the City-Centered Corridor where infrastructure and facilities can be made available to serve urban development. Although urban development is generally concentrated within this corridor, areas within the corridor are designated for resource protection. These areas include the Ridge

and Upland Greenbelt Area, the Streamside Conservation Area, and the Bayfront Conservation Zone.

Policy CD-1.2
(Policy EQ-1.2)

Land Use in the Inland Rural Corridor. Agricultural land uses will be emphasized in the Inland Rural Corridor along with other uses that are compatible with agriculture and enhance agricultural preservation in a significant way, such as resource and habitat preservation. Existing communities shall be preserved.

Policy CD-1.3
(Policy EQ-1.3)

Land Use in the Coastal Recreation Corridor. Open space, recreational, and agricultural land uses will be emphasized in the Coastal Recreation Corridor along with the preservation of existing coastal communities.

Objective CD-2. Balanced Communities. To create balanced communities which house and employ all income groups and which provide a full range of facilities and services. Residents should have the opportunity to live and work, raise their families, and grow old in the same community, and to fulfill shopping, business, recreational, and educational needs within a reasonable distance of their homes. These policies may require zoning and density changes.

Policy CD-2.1

Jobs and Housing Mix. The mix of housing size and price in new developments should meet the needs of workers employed in Marin County. This equates to a need for housing, including rental housing, affordable to workers at the lower end of the salary range in the county. A full range of types and sales price or rent level of affordable housing should be encouraged to meet the needs of families, retired residents and employees. Zoning and density changes required to accomplish this should be encouraged at appropriate locations in cities and the unincorporated county.

Program CD-2.1a

Provide a Variety of Housing Types and Prices. The County's inclusionary zoning shall be used to provide housing affordable to low and moderate income households in new developments. Through the master plan review process, the County should encourage a variety of housing types and sizes.

Policy CD-2.2

Location of Housing and Jobs. In order to discourage long commutes and lessen traffic congestion, housing should be located near jobs, whenever feasible. Economic development which provides jobs for Marin County residents at all income levels should be encouraged, especially in areas of the county

with the lowest ratio of jobs to housing, if feasible. Businesses and industries which provide benefits to the county as identified in Policy CD-3.2 should be encouraged to locate, relocate, or expand in these areas. Housing should be located near job centers with changes in local zoning and densities where appropriate.

Policy CD-2.3

Location of Development in Coordination with the Transportation System. The location and density of all development should be mutually coordinated with the transportation network and transit systems in order to foster energy conservation and minimize the circulation impacts of new development.

Policy CD-2.4

Location of Commercial and Higher Intensity Residential Development. Commercial and higher intensity residential development should be located in nodes where there is high transit accessibility and service capacity, such as in or near the central business district of cities and towns. Sprawl or continuous strip development along freeway corridors should be discouraged. Zoning and density changes required to accomplish this end should be encouraged at appropriate locations in cities and the unincorporated county.

Policy CD-2.5

Mixed Residential and Commercial Uses. Housing should be integrated into commercial areas, where appropriate, in order to reduce the need for commuting and automobile use and to expand the amount of land available for residential development.

Program CD-2.5a

Identify Suitable Mixed Use Sites and TDR receiver sites. The eleven cities and the County should encourage the designation and development of sites suitable for mixed use development, such as the integration of housing with existing major retail centers. If these sites involve redevelopment or integrating housing into retail centers, analysis prior to designation should identify potential constraints, such as traffic impacts, parking, and subsidence of bay fill. Conceptual plans or performance and development standards should be established for these sites and appropriate modifications to general plans may be considered, including increasing allowable building heights where appropriate. These mixed use sites have the potential for becoming receiver sites for transfer of development rights from environmentally sensitive lands. Plans should include provision for a design concept for varying building heights on city streets to avoid a tunnel effect.

Policy CD-2.6

Affordable Housing. The County and the cities should utilize all possible methods to increase the supply of affordable housing, including higher density housing clustered around downtown core areas. Such methods can include but are not limited to redeveloping commercial areas for mixed housing and commercial development, using air rights over parking areas for housing, and building upper-story housing over one-story commercial buildings, and utilization of Transfer of Development Rights (TDR's).

Policy CD-2.7

Discouraging Development in Natural Resource or Hazard Areas. Development should be discouraged in areas which have high natural resource value or which pose a significant hazard to life or property. Where development is permitted in such areas, the development density should be low and structures should be sited in order to minimize adverse impacts. This policy is consistent with the policies in the Environmental Quality and Environmental Hazards Elements. Transfer of development rights (TDR's) from high resource areas to appropriate receiver sites could be used to protect resource values.

Policy CD-2.8

Existing Commercial and Industrial Areas. Existing commercial and industrial areas should be preserved and improved through redevelopment. In particular, traditional downtowns should be enhanced so that they continue to add to a community's identity.

Policy CD-2.9

Expansion and Relocation of Existing Businesses. Areas which would allow for expansion and relocation of existing businesses should be designated, consistent with environmental constraints, desired community character, and the ability to provide services and mitigate impacts. These areas should also be studied for their potential as receiver sites for TDR's from environmentally sensitive lands.

Policy CD-2.10

Historic Preservation. Buildings and areas with special and recognized historic, architectural, or aesthetic value should be preserved. New development should be compatible with historically significant buildings and areas.

Objective CD-3. Economic Development. To provide a sustainable economy which results in balanced communities, where residents have opportunities for employment,

housing, shopping, services, and recreation. A sustainable regional economy is an important component of a high quality of life for community residents.

The County should encourage economic development in those specific product and service areas, businesses and industries which match the county and regional economy, job base, and employment picture. This includes encouragement for existing businesses to locate, relocate, or expand in the county. It is essential that local governments and businesses develop a coordinated countywide approach to economic development.

Policy CD-3.1

Establish an Economic Commission. The County, with the cooperation of private industry and the cities, should establish an Economic Commission. The purpose of this commission is to make recommendations to the Planning Commission and Board of Supervisors for facilitation of economic development consistent with Countywide Plan policies. The Economic Commission shall:

- (1) Identify and recommend to the County Planning Commission and Board of Supervisors and to city planning commissions and city councils parcels for expansion or relocation within the county for existing businesses which require commercial, office, and industrial land use designations;
- (2) Coordinate the gathering and dissemination of information, including economic data available from private industry, chambers of commerce, city governments, and other sources;
- (3) Maintain and provide information about development projects in the cities and the county;
- (4) Identify suitable mixed use sites per Program CD-2.5a;
- (5) Update Community Development Element Technical Report #4: The Marin County Economy to include 1990 census data, U.S. Department of Labor projections on future jobs and expected revenues from revised state and federal budgets;
- (6) Study the fiscal and economic effects of Countywide Plan policies on the local economy and make recommendations to the Planning Commission and Board of Supervisors about policies and programs to improve economic vitality;

- (7) Recommend programs to the County Planning Commission and the Board of Supervisors that will implement Policies CD-3.2, CD-3.3, CD-3.4, and CD-3.5, including strategies for coordinating and expediting permit processing.
- (8) Advocate streamlining the government permitting process at the local and state levels.

Policy CD-3.2

Types of Economic Development. Encourage development opportunities for businesses that provide local employment, reduce the need for county residents to commute, broaden property and sales tax bases, and have the least environmental impacts in terms of air and water quality, noise, wildlife, scenic resources, traffic, and neighborhood character. These industries should include advanced technology, science, communications, education, information, entertainment, international trade, and other industries of the future.

Program CD-3.2a

Achieving Economic Development. The Economic Commission should prepare programs to implement Policy CD-3.2.

Policy CD-3.3

Diversity of Employment Opportunities. A diversity of employment opportunities should be available in Marin County to provide jobs for residents of all income levels. Diversification will cushion the county's economy against a slump in any one sector and against seasonal fluctuations.

Program CD-3.3a

Achieving Employment Diversity. The Economic Commission should prepare programs to implement Policy CD-3.3.

Program CD-3.3b

Employment Training. Implementation of Policy CD-3.3 should include employment training and vocational education to address the changing needs of employers and the community, with focus on training and job placement necessary for the type of business and industry flourishing in the county.

Policy CD-3.4

Retaining and Attracting Businesses. Businesses and industries that meet the needs of Marin residents should be attracted and retained. These needs include jobs at income levels which enable the rental or purchase of housing in the county and services which provide support for Marin residents, such as child care.

- Program CD-3.4a Achieving Business Retention and Attraction. The Economic Commission should develop programs to implement Policy CD-3.4.
- Policy CD-3.5** **Location of Employment Opportunities.** Employment should be encouraged to locate in areas with high transit accessibility, public services, housing to meet employee needs, and complementary retail and commercial uses, consistent with Policies CD-2.2 and CD-2.4.
- Program CD-3.5a Achieving Suitable Employment Location. The Economic Commission should develop programs to implement Policy CD-3.5.
- Policy CD-3.6** **Telecommuting and Satellite Work Centers.** Encourage employers, including public agencies, to offer telecommuting as a work alternative. Permit corporate satellite work centers near housing concentrations to allow residents who are employees of out-of-county businesses to reduce their commutes.
- Program CD-3.6a Project Review. During the development review process, telecommuting should be encouraged in proposed commercial office projects and incentives for telecommuting should be explored by the County Planning Department and the Economic Commission.
- Program CD-3.6b Satellite Work Centers. The Marin County Planning Commission should determine appropriate zoning districts for location of satellite work centers. The Commission should review the Marin County zoning ordinance to identify sections of the code that could be amended to accommodate satellite work centers. The Economic Commission should encourage cities to establish zoning districts where satellite work centers could be accommodated.
- Policy CD-3.7** **Live/Work Space and Cottage Industries.** Studios and work space for artists, craftspeople, and other home occupations throughout the county should be encouraged through zoning policies.
- Program CD-3.7a Performance Standards. The County shall develop performance standards for live/work locations and cottage industries.
- Policy CD-3.8** **Self-Employment and Home Occupations.** Self-employment and home occupations should be encouraged through zoning

policies and opportunities to develop appropriate work space, where compatible with the character of the particular residential neighborhood.

Program CD-3.8a Performance Standards. The County shall develop performance standards for home occupations.

Objective CD-4. Energy Use. To reduce dependence on non-renewable, imported energy resources.

Policy CD-4.1 **Energy Conservation and Commercial Development.** Commercial development should be located, sized, and designed to minimize energy consumption on site and to reduce energy used in traveling to and from other destinations. Commercial centers should provide a variety of services (including park-and-ride facilities for commuters and travelers to regional shopping facilities) that allow energy-efficient and multiple-purpose trips.

Policy CD-4.2 **Opportunities for Energy Savings.** Opportunities for cost effective energy savings that are compatible with other countywide and community goals should be explored and, where possible, savings measures should be implemented.

Program CD-4.2a Review of Planning and Regulatory Documents. Review all planning and regulatory documents to facilitate and promote energy efficiency and renewable energy use, including the following documents:

- Countywide Plan and all community plans;
- Zoning Ordinance, including use permits and variances;
- Subdivision Ordinance;
- Building Code;
- Planned Development Ordinance and Guidelines;
- Environmental Impact Review Guidelines;
- Other relevant special purpose ordinances;

These documents should be revised on a countywide basis, if necessary, to reflect the policies contained in the Element.

Program CD-4.2b Incorporate Energy Efficiency into Project Review. Incorporate cost effective energy efficiency and renewable energy use as criteria for design review, growth management, review of grant applications, and other local programs that affect energy use.

Policy CD-4.3	Upgrade Energy Efficiency of Existing Structures. The energy efficiency of existing structures should be voluntarily upgraded in every area possible if it is cost effective to the point that energy use costs are reduced.
Program CD-4.3a	<u>Low-Income Weatherization Program.</u> Develop a program to accelerate the weatherization of low-income residences and rental units.
Program CD-4.3b	<u>Summertime Shading of Parking Lots and Streets.</u> Require summertime shading of parking lots and streets in a manner that allows solar access to south walls and roofs of structures and winter heat gain to sidewalks and usable outdoor spaces.
Policy CD-4.4	Increase the Energy Efficiency of New Structures. The energy efficiency of new structures should be encouraged and increased in every way possible, including possible tax incentives.
Program CD-4.4a	<u>Implement State Standards.</u> Implement State standards for energy efficiency in new residential and non-residential structures.
Program CD-4.4b	<u>Summertime Shading of Parking Lots and Streets.</u> Require the summertime shading of parking lots and streets in a manner that provides solar access to rooftops and south walls of structures and allows winter heat gain onto sidewalks and other usable outdoor space.
Policy CD-4.5	Use of Renewable Energy. Solar energy and other renewable energy sources should be used in all structures to the extent feasible.
Program CD-4.5a	<u>Eliminate Barriers to Solar Energy.</u> Evaluate local regulations to eliminate barriers to conservation and solar energy and adopt regulatory process revisions that will result in the use of passive energy design in new and existing structures.
Program CD-4.5b	<u>Solar Access Protection.</u> The County should consider the protection of solar access in new and existing structures during the development review process.
Program CD-4.5c	<u>Solar Orientation.</u> Implement Title 20.20.030 of the County Code requiring solar orientation for subdivisions.

Program CD-4.5d Wind Energy Conversion Systems. Continue to implement provisions of the Zoning Ordinance allowing Wind Energy Conversion Systems (Title 22.71).

Policy CD-4.6 **Water Conservation.** Water should be conserved, both to decrease use of a scarce resource and to reduce the consumption of energy for water distribution.

Program CD-4.6a Coordination with Water Districts. The County shall coordinate with water districts in the implementation of their water conservation measures, such as requirements for use of native plants in landscaping and water-conserving fixtures in buildings.

Program CD-4.6b Comply with State Water Conservation Program. The County shall comply with State requirements to adopt model water conserving regulations for development projects by 1992 and to enforce these requirements by 1993.

Program CD-4.6c Support Use of Treated Wastewater for Irrigation. The County shall support the use of treated wastewater for irrigation by using wastewater to irrigate County-owned properties and encouraging wastewater irrigation at other public and private facilities.

B. COUNTYWIDE PLANNING FRAMEWORK AND GROWTH MANAGEMENT

Objective CD-5. Role of the Countywide Plan. To establish the Marin Countywide Plan as a statement of goals, policies, and implementation measures that guide the future of Marin County, based on the participation of the County and all cities and towns in the County.

Policy CD-5.1 **Role of the Countywide Plan and Countywide Land Use Mapping.** The purposes of the Countywide Plan shall be: (1) to provide an overview of development in the cities and the unincorporated County in order to establish a framework within which cities and the County can work together on issues requiring cooperation; and, (2) to establish direction for parts of the County which are not in cities. Generalized land use plan maps have been prepared for the entire county and more detailed land use plan maps have been prepared for the unincorporated areas.

Policy CD-5.2 **Establishment of Planning Areas.** Planning areas have been established to further define specific area and parcel policies. Planning areas include: (1) Novato; (2) Las Gallinas Valley; (3)

San Rafael Basin; (4) Upper Ross Valley; (5) Lower Ross Valley; (6) Richardson Bay; and, (7) West Marin.

Policy CD-5.3

Establishment of Countywide Activity Centers and Community Activity Centers. Areas should be designated as activity centers for business, commercial, and higher density residential development. These areas should be designated as countywide activity centers or community activity centers as shown on Figure CD-1. Development and land use in these centers should provide for a range of activities, which include housing, shopping, jobs, and cultural and educational facilities.

Objective CD-6. Coordination with Other Plans. The Countywide Plan will be coordinated with community plans, city plans, adjacent counties, regional plans, and the plans of various special districts.

Policy CD-6.1

Relationship of Community Plans to the Countywide Plan. Community Plans will be adopted as part of the Countywide Plan. Their intent will be to further detail the policies of the Countywide Plan as they pertain to specific areas. Consistency with the Countywide Plan shall be based on the following criteria, among others, as appropriate:

- sections will be included which correspond to Countywide Plan elements;
- land use diagrams will show population density and building intensity.

Program CD-6.1a

Revise Community Plans. Revise the following community plans according to a schedule which takes into consideration the urgency of need for revision and budget constraints.

Revisions shall include current information consistent with the Countywide Plan and shall address special issues:

Strawberry, Stinson Beach, Inverness, Marin City, San Geronimo Valley, Nicasio, Tomales, Black Point, Bolinas, and Point Reyes Station.

Figure CD-1
Countywide Activity Centers and
Community Activity Centers



- Policy CD-6.2** **Content of Community Plans.** Community Plans shall contain a land use diagram, population projections, and policies dealing with transportation, housing, jobs, environmental protection, and community facilities and services, and will address other issues, as needed.
- Policy CD-6.3** **Relationship of the Countywide Plan to City General Plans.** The Countywide Plan establishes overall growth and development patterns for the County and should be used as a guide in the development of each city's general plan.
- Policy CD-6.4** **Relationship to Other Local Plans.** The Countywide Plan should be used as a guide in developing and updating specific area or special purpose plans, including those of the Local Coastal Program, Airport Land Use, and Redevelopment.
- Policy CD-6.5** **Relationship to Special District Planning.** The County will coordinate with special districts in the County on an ongoing basis. Countywide Plan population and employment projections should be used as a guide for projected service and capital project needs. The County will provide special districts with current information to be used to monitor the use of their facilities and services.
- Policy CD-6.6** **Relationship to Sonoma County Planning.** Marin County and the Countywide Planning Agency will coordinate with Sonoma County in land use and transportation planning by commenting on the Sonoma County General Plan, city general plans, and major development projects, and by participating in cooperative planning efforts such as the 101 Corridor Study. In addition, Marin County will solicit comments from Sonoma County on Marin's Countywide Plan and other relevant planning studies.
- Policy CD-6.7** **Relationship to San Francisco Planning.** Marin County and the Countywide Planning Agency will coordinate with the City and County of San Francisco by commenting on relevant land use and transportation plans and studies and by participating in cooperative planning efforts. In addition, Marin County will solicit comments from San Francisco on Marin's Countywide Plan and other relevant planning studies.
- Policy CD-6.8** **Relationship to Contra Costa County Planning.** Marin County and the Countywide Planning Agency will coordinate with Contra Costa County in land use and transportation planning by commenting on the Contra Costa County General Plan and by

participating in cooperative planning efforts. In addition, Marin County will solicit comments from Contra Costa County on Marin's Countywide Plan and other relevant planning studies.

Policy CD-6.9

Coordination with the National Park Service. Marin County will coordinate with the National Park Service during review of development applications for property adjacent to or within park boundaries. Development projects on these sites shall be referred to the National Park Service for review and comment and environmental impacts to park service lands shall be considered during project review.

Objective CD-7. Growth Management. To manage growth so that transportation, water, and sewer facilities are adequate to serve projected housing and job development. The County shall work with the cities and service districts in order to maintain adequate transportation and community services and facilities, as identified in the Transportation Element and the Community Facilities Element.

Policy CD-7.1

Defining Growth Management. Growth management shall be defined as coordinating the provision, timing, and funding of public services and facilities with the growth projected in adopted city general plans and the Countywide Plan. Growth should be managed to accomplish Countywide Plan goals, objectives, and policies.

Policy CD-7.2

Coordinated Countywide Growth Management. The County and the cities shall pursue growth management, using the Countywide Planning Agency, a joint powers agency with a representative from each city and the County, as a forum for developing cooperative programs.

Program CD-7.2a

Coordination of General Plans. The Countywide Planning Agency should conduct a biennial review of the general plans of participating jurisdictions to coordinate growth projections, traffic level of service standards and mitigations, housing policies and programs, environmental quality policies and programs, and policies and programs dealing with provision of community facilities and services. In conducting such a review, the Agency should establish clear standards to be used for evaluation.

Program CD-7.2b

Level of Service Standards. The Countywide Planning Agency and each participating jurisdiction should establish traffic Level of Service standards for Highway 101 and other routes of regional significance.

- Program CD-7.2c Maintaining Levels of Service. The Countywide Planning Agency should cooperatively implement capital improvements, transportation services, or modifications to land use designations to maintain the levels of service.
- Program CD-7.2d Linkage of Development with Transportation Improvements. The Countywide Planning Agency should develop a program to coordinate the pace of development in all jurisdictions with the provision of transportation system capacity.
- Program CD-7.2e Coordination with Water and Sanitary Districts. The County and the cities, through the Countywide Planning Agency, should report on a regular basis to the appropriate agencies on development activities and growth projections and should coordinate with water and sanitary districts in the provision of water and sanitary facilities. The districts should provide the Countywide Planning Agency with regular reports on facility development and capacity of existing facilities.
- Program CD-7.2f Additional Planning Functions. The County and the cities should consider expanding the functions of the Countywide Planning Agency to include activities such as waste management planning and airport land use planning, the design and implementation of a countywide revenue sharing program, review of major development projects for impacts on traffic, commercial square footage, and the relationship of jobs and housing, and development of an affordable housing action plan.
- Program CD-7.2g Transfer of Development Rights. The County and the cities should consider a program which would enable development rights on bayfront and ridge and upland greenbelt lands to be transferred to existing communities designated as high intensity centers. If this approach proves feasible and is authorized by law, it should be applied only in designated areas which meet Countywide Plan standards for density increases and mixed uses. These areas will have special design standards and will be suited to receiving some increase in density as determined by special studies. The program should not be applied wholesale throughout the City-Centered Corridor. Specific ratios of dollar values of high resource lands to be allowed density bonuses will need to be worked out. It may be possible for a developer to transfer development rights from high resource areas in any part of the county, not just in the immediate community where a project is proposed. (See Program EQ-4.1b).

Policy CD-7.3

Growth Management and Financial Responsibility. New development should pay its fair share of the cost of public facilities, services and infrastructure, including but not limited to transportation, water, sewer, solid waste, flood control and drainage, schools, fire and police protection, and parks and recreation.

Program CD-7.3a

Performance Standards. The County should adopt level of service and other performance standards, as appropriate and feasible, for public facilities, services, and infrastructure.

Program CD-7.3b

Development Review. The County should analyze the impacts of development applications on public services and facilities by requiring a fiscal impact analysis which examines the costs and benefits of the proposed development. The analysis should include possible financing methods if it shows that new or expanded facilities are needed to serve the proposed development.

C. LAND USE CATEGORIES, DENSITIES, AND INTENSITIES

Objective CD-8. Land Use Categories, Densities, and Intensities. To establish and map land uses that further the goals of the Countywide Plan. Land use categories are generalized groupings of land uses and titles that define a predominant land use type.

Policy CD-8.1

Land Use Plan Map Designations. Land use designations as shown on the Land Use Policy maps shall be based on such factors as:

- natural resource protection;
- existing and surrounding land uses;
- the area's jobs/housing ratio;
- economic and fiscal goals;
- traffic capacity and transit needs;
- environmental hazards; and,
- existing zoning.

Program CD-8.1a

Review of Zoning Ordinance. The County shall conduct a review of the zoning ordinance to determine whether zoning categories and regulations clearly reflect the intention of the land use plan map designations and express the relationship between land use and population density and appropriate uses and procedures.

Policy CD-8.2

Land Use Categories. Land use categories are generalized groupings of land uses and titles that define a predominant land use type. Some listed uses will be conditional uses under zoning, will require a use permit, and may be allowed only in limited areas or under limited circumstances.

Policy CD-8.3

Density Standards. Each land use designation shall include standards for building intensity (floor area ratio) or residential density (units per acre). To convert residential units to population, 2.3 persons per household shall be assumed. To convert commercial intensities to numbers of jobs, the following nationwide conversion standards are applied (in employees per 1,000 square feet of gross floor area): *Retail*: 4 employees; *Wholesale*: 3 employees; *Service*: 3 employees; *Manufacturing*: 1.1 employees; *Other*: 3.65 employees.

Policy CD-8.4

Single-Family Residential Land Use Categories and Densities. Single-family residential development shall be provided at a range of lower densities, recognizing physical hazards and development constraints, the necessity to protect natural resources, and the availability of public services and facilities. Other consistent uses may include parks, playgrounds, crop and tree farming, nurseries and greenhouses, home occupations, schools, libraries, museums, community centers, churches, hospitals, retreats, educational, philanthropic and charitable institutions, cemeteries, golf courses, country clubs, stables and riding academies, and day care centers for six or more children. If the use is non-residential, the FAR cited for the land use category shall apply.

The following categories shall be established for single-family residential land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

Single-Family 6. Minimum lot size below 10,000 square feet. FAR .01 to .3. Consistent zoning:

R - 1
R - 1: B - 1
R - A: B - 1
BFC - R - F
RSP - 4.1 to RSP - 7.5

Single-Family 5. Minimum lot size 10,000 to 20,000 square feet. FAR .01 to .25. Consistent zoning:

R - A: B - 2
R - 1: B - 2
R - R: B - 2
RSP - 2.1 to RSP - 4
A - 2: B - 2

Single-Family 4. Minimum lot size 20,000 square feet to less than 1 acre. FAR .1 to .15. Consistent zoning:

R - A: B - 3
RSP - 2
RSP - 1.1 to RSP - 2.0
R - 1: B - D
R - 1: B - 3

Single-Family 3. Minimum lot size 1 to 5 acres. FAR .01 to .09. Consistent zoning:

R - 1: B - 4
R - 1: B - 5
R - A: B - 4
R - A: B - 5
R - A: B - 6
ARP - 2
RSP - .20 to RSP - 1
A - 2: B - D
A - 2: B - 4

Single-Family 2. Minimum lot size 5 to 19 acres. FAR .01 to .09. Consistent zoning:

RSP - .2 to RSP - .05

Single-Family 1. Minimum lot size of 20 to 60 acres. FAR .01 to .09. Consistent zoning:

RSP - .05 to RSP - .016

Program CD-8.4a

Revise Zoning Maps. The Planning Department shall revise zoning designations where proposed land use is different from existing zoning in the unincorporated portions of the county.

Zoning shall be consistent with Countywide Plan land use in unincorporated areas.

Policy CD-8.5

Multi-Family Residential Land Use Categories and Densities.

Predominantly multi-family development shall be provided in areas where increased density can be accommodated due to a full range of urban services and location near collector and arterial streets, transit service and neighborhood, community and regional shopping facilities. Other consistent uses may include lodges, fraternity and sorority houses, museums, motels, hotels, apartments and incidental businesses, hospitals, rest homes, sanitariums and clinics, educational, philanthropic and charitable institutions, child care centers, offices, libraries, churches, community centers and cemeteries. If the use is non-residential, the FAR cited for the land use category shall apply. The following categories shall be established for multi-family residential land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

Multi-Family 4.5. 11 to 35 units per acre. FAR .6 to .9.
Consistent Zoning:

RMP - 11 to RMP - 35

Multi-Family 4. 11 to 30 units per acre. FAR .1 to .8.
Consistent Zoning:

RMP - 11 to RMP - 30
R - 3: G - 1 through G - 4

Multi-Family 3.5 5 to 16 units per acre. FAR .1 to .3.
Consistent Zoning:

RMP - 5 to RMP - 16

Multi-Family 3. 5 to 10 units per acre. FAR .1 to .3.
Consistent Zoning:

RMP - 5 to RMP - 10

Multi-Family 2. 1 to 4 units per acre. FAR .1 to .3. Consistent Zoning:

R - 2

RMP - 1 to RMP - 4

Planned Residential. 1 unit per acre to 1 unit per 10 acres.
FAR .01 to .09. Consistent Zoning:

RMP 1 to .1

Program CD 8.5a

Revise Zoning Maps. The Planning Department shall revise zoning designations where proposed land use is different from existing zoning in the unincorporated portions of the County. Zoning shall be consistent with Countywide Plan land use in unincorporated areas.

Policy CD-8.6

Commercial Land Use Categories and Intensities. A mix of retail, office and industrial uses shall be provided in a manner compatible with adjacent residential development, public facilities, natural resource protection, environmental quality, and high standards of urban design. The following categories shall be established for commercial land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

General Commercial. Consistent uses include retail businesses, restaurants, public garages, professional offices, community centers, child care centers, parks and playgrounds, schools, libraries, museums, hospitals, churches, educational, charitable and philanthropic institutions, cemeteries, veterinary hospitals, and residential dwellings.

See the Land Use Policy maps for commercial floor area ratio (FAR) standards. Residential densities up to 30 units per acre may be allowed. Consistent Zoning:

C - P

C - 1 - H

C - 2 - H

H - 1

RMP - .1 to RMP - 30

Office Commercial. Consistent uses include medical and dental offices, banks, clinics, hospitals, pharmacies, meeting facilities, community centers, real estate offices, professional offices, laboratories, radio and television broadcasting studios, art

galleries, museums, educational, charitable and philanthropic institutions, and residential dwellings. See the Land Use Policy maps for commercial floor area ratio (FAR) standards. Residential densities up to 30 units per acre may be allowed. Consistent Zoning:

A - P

O - P

RMP - .1 to RMP - 30

Retail Commercial. Consistent uses include retail businesses, restaurants, public garages, professional offices, child care centers, parks and playgrounds, schools, libraries, museums, community centers, hospitals, churches, educational, charitable and philanthropic institutions, veterinary hospitals, and residential dwellings. See the land use maps for commercial floor area ratio (FAR) standards. Residential densities up to 30 units per acre may be allowed. Consistent Zoning:

C - 1 - H

C - P

Residential Commercial. Consistent uses include crop and tree farming, nurseries, greenhouses, stores, shops, offices, banks, restaurants, hospitals, meeting halls, community centers, schools, libraries, churches, museums, child care centers, educational, philanthropic and charitable institutions, and residential dwellings. See the land use maps for residential density and commercial floor area ratio (FAR) standards. Consistent Zoning:

VCR

RMPC

VCR: B - 2

Recreational Commercial. This category shall be designated for resorts and privately-owned recreational facilities, such as golf courses and recreational boat marinas. See the land use maps for commercial floor area ratio (FAR) standards. Consistent Zoning:

RCR

Industrial. This category shall be designated for industrial uses such as warehouses, storage, laboratories, retail sales, and administrative offices. See the land use maps for commercial floor area ratio (FAR) standards. Consistent Zoning:

RMPC
M - 1 - H
M - 2
M - 3

Program CD-8.6a Revise Zoning Maps. The Planning Department shall revise zoning designations where proposed land use is different from existing zoning in the unincorporated portions of the county. Zoning shall be consistent with Countywide Plan land use in unincorporated areas.

Program CD-8.6b Revise Zoning Ordinance Text. The Planning Department shall revise the zoning ordinance text to explain commercial uses and the application of floor area ratios (FARs).

Policy CD-8.7 **Public and Quasi-Public Land Use Categories and Intensities.** Land shall be designated for both public and quasi-public institutional purposes, including open space, schools, hospitals, cemeteries, government facilities, correctional facilities, power distribution facilities, sanitary landfills, and water facilities. Only publicly owned lands may be designated for open space unless subject to deed restrictions or other agreements. Lands designated as public or quasi-public facilities may be combined with another land use designation and zoned for consistency with use as a public facility and for another use (see Land Use Policy maps for combined designations). The following categories shall be established for public and quasi-public land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

Public. Consistent Zoning:

PF
PF - RSP - .05 to PF - RSP - 7
PF - RMP - .1 to PF - RMP - 16
PF - ARP - 20
C - PF - ARP - 20

Quasi-Public. Consistent Zoning:

RMP - .1
R - A: B - 1

Open Space. Consistent Zoning:

O - A

Program CD-8.7a

Revise Zoning Maps. The Planning Department shall revise zoning designations where proposed land use is different from existing zoning in the unincorporated portions of the county. Zoning shall be consistent with Countywide Plan land use in unincorporated areas.

Policy CD-8.8

Agricultural Land Use Categories and Intensities. Agricultural land use categories shall be established to preserve and protect agricultural uses. A 60-acre minimum parcel size shall be established as the basic density for agriculture except when other densities are established in community plans or the Local Coastal Program.

Consistent uses may include dairying, grazing and breeding of cattle and sheep; raising poultry, rabbits, and goats; fish hatcheries, oyster farms; crop, vine, and tree farms; greenhouses; farm and ranch buildings; single family dwellings; horse stables; fishing and hunting clubs; gas, electric, water, communication, and flood control facilities; animal hospitals; and institutional uses for educational, scientific, recreational, or religious purposes. The following categories shall be established for agricultural land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

Agriculture 3. 1 to 9 acres per unit. FAR .01 to .09.
Consistent Zoning:

ARP - 1 to ARP - 9
A - 2 to A - 5

Agriculture 2. 10 to 30 acres per unit. FAR .01 to .09.
Consistent Zoning:

ARP - 10 to ARP - 30
A - 10 to A - 30

Agriculture 1. 31 to 60 acres per unit. FAR .01 to .09.
Consistent Zoning:

ARP - 31 to ARP - 60
A - 31 to A - 60
APZ - 60

Program CD-8.8a Revise Zoning Maps. The Planning Department shall revise zoning designations where proposed land use is different from existing zoning in the unincorporated portions of the county. Zoning shall be consistent with Countywide Plan land use in unincorporated areas.

Policy CD-8.9 **Agriculture and Conservation Land Use Categories and Intensities.** Land shall be designated for agriculture and conservation which has resource value both for agricultural production and for wetlands and wildlife habitat. A 60-acre minimum parcel size shall be established as the basic density for agriculture and conservation except where otherwise designated on Land Use Policy maps. The following categories shall be established for agriculture and conservation land use. The zoning designations listed are examples of consistent zoning and are not the only possible consistent zoning designations.

If these lands are in the Bayfront Conservation Zone, provisions of the BFC overlay designation shall apply.

Agriculture and Conservation 3. Housing at a density of one housing unit per 2 to 10 acres, with an emphasis on affordable housing, and structures necessary for agricultural operations at an FAR of .01 to .09 may be permitted in addition to agriculture and conservation uses if environmental impacts can be mitigated.
Consistent zoning:

ARP - 2 to ARP - 10

Agriculture and Conservation 2. 11 to 30 acres per housing unit. FAR .01 to .09. Consistent zoning:

APZ - 11 to APZ - 30
OA

Agriculture and Conservation 1. 31 to 60 acres per housing unit. FAR .01 to .09. Consistent zoning:

APZ - 60
OA

Program CD-8.9a

Revise Zoning Maps. The Planning Department shall revise zoning designations in the unincorporated portions of the County to be consistent with Countywide Plan land use where proposed land use is different from existing zoning.

Policy CD-8.10

Land Use in the Coastal Zone. An overlay designation shall be established for areas within the Coastal Zone, which shall be indicated by the preface C in the designations on land use policy maps. Land use in the Coastal Zone shall be subject to the provisions of Marin County's Local Coastal Programs I and II in addition to the densities and land uses of the land use category.

Program CD-8.10a

Revise Zoning Maps. The Planning Department shall revise zoning designations in the Coastal Zone to be consistent with Local Coastal Programs I and II and the coastal zoning designations in Title 22 of the Marin County Code, in any case where this has not already been done.

Policy CD-8.11

Land Use in the Bayfront Conservation Zone. An overlay designation shall be established for areas within the Bayfront Conservation Zone. This designation shall be graphically displayed on land use policy maps. Land use in the Bayfront Conservation Zone shall be governed by Policies EQ-2.42 through EQ-2.74 of the Environmental Quality Element in addition to the densities and land uses of the land use category.

Program CD-8.11a

Revise Zoning Maps. The Planning Department shall revise zoning designations in the Bayfront Conservation Zone to include the BFC overlay, in any cases where this has not already been done. Where environmental constraints have been demonstrated, the zoning should be at the lower end of the range of the land use designation.

Policy CD-8.12

Land Use in the Ridge and Upland Greenbelt Area. An overlay designation shall be established for lands in the Ridge and Upland Greenbelt Area. This designation shall be graphically displayed on land use policy maps. Land use in the Ridge and Upland Greenbelt Area shall be governed by Policies EQ-3.17 through EQ-3.19 of the Environmental Quality Element in addition to the densities and land uses of the land use category identified in the Community Development Element. Design guidelines illustrated in Figures EQ-10 through EQ-12 should be followed. Countywide Plan policies for Ridge and Upland Greenbelt Areas shall be implemented through planned district zoning districts, which shall include but not be limited to the following: recreational commercial (RCR), residential multiple planned (RMP), or residential single-family planned (RSP). The residential base density shall be one dwelling unit per 10 acres, with the provision that when master plans for development are submitted, rezoning to either a higher or lower density will be considered, according to the specific characteristics of the site. When site-specific projects are proposed, provision of a specific component of very low, low, or moderate income housing will be one of the considerations to be applied to the decision concerning increased density. (See Housing Element Program H-1.1e.)

Program CD-8.12a

Revise Zoning Maps. The Planning Department shall revise zoning designations in the Ridge and Upland Greenbelt Area to planned district zoning in any cases where this has not already been done. The residential base density shall be one unit per 10 acres to be reconsidered at the time of master plan submittal as stated in Policy CD-8.12.

Policy CD-8.13

Uses Subject to Use Permit. Certain uses may be considered for approval by use permit which are not subject to population density or building intensity standards. Such uses may include golf courses and tennis courts, swimming pools, and wind energy conversion systems.

V. PLANS FOR THE SEVEN PLANNING AREAS: OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

This section provides a summary of demographics and land use for the seven planning areas and a description of issues in each planning area. The section also includes land use policies for unincorporated areas and maps which graphically represent the land use policies.

A. NOVATO PLANNING AREA - PA #1 (Land Use Policy Maps 1.1 to 1.7)



The Novato Planning Area consists of the City of Novato and the unincorporated areas of Bel Marin Keys, Black Point, North Novato, West Novato, Indian Valley, Southwest Novato, and Loma Verde.

Table CD-2. Land Use and Demographic Data for the Novato Planning Area (PA #1)

Information Category	1980	1990	Buildout Projection
Demographics			
Population	49,985 ¹	54,515 ²	65,965 ³
Households	17,462 ¹	20,812 ²	25,565 ³
Average Household Size	2.86	2.62	2.58
Employed Residents	25,658 ¹	30,538 ³	39,419 ³
Jobs	13,783 ¹	18,230 ³	41,799 ³
Employed Residents/Job	1.86	1.68	.94
Land Use			
Housing Units	18,513	21,413 ²	26,528 ³
Cities and Towns	15,971	18,782 ³	22,423
Unincorporated Area	2,542	2,631 ³	4,105
Commercial/Industrial ft ²	<i>Census data are</i>	5,746,557 ³	13,735,060 ³
Cities and Towns	<i>not available</i>	5,371,404	12,489,753
Unincorporated Area		375,153	1,245,307

¹ ABAG Projections 1990

² U.S. Bureau of the Census

³ Marin County Community Development Agency

Population/Demographics

The 1990 Planning Area population is estimated to be 54,515, which includes the City of Novato's population of 47,585. Population at buildout is estimated to show an increase of approximately 11,000 people and 4,753 households. Household size in the Novato Planning Area was 2.62 in 1990 and is expected to drop to 2.58 in the future.

Commercial Development

The City of Novato approved development of a more than 600,000 square foot regional shopping mall at Rowland Boulevard and Highway 101. The mall draws shoppers from Central Marin and Southern Sonoma County, while neighborhood centers and Old Town Novato provide local shopping opportunities.

Job Development

The number of employed residents is expected to increase by about 8,800 persons between 1990 and buildout of the planning area. The number of jobs could increase by 23,000 if the city policy of 10,000 jobs at Hamilton is not changed. In that case, the ratio of employed residents per job would decrease from 1.68 to .94. The Ignacio Industrial Park and Fireman's Fund provided new jobs in Novato in the 1980s. Hamilton is the largest remaining area available for job development, although there are other potential locations for office development in the city. The City of Novato should consider decreasing the number of potential jobs at Hamilton and including a mix of office and industrial jobs in any development on the site.

Housing

Potential exists for 5,100 new housing units in the planning area, most of which would be in the City of Novato. Hamilton should also be considered for additional housing. Bel Marin Keys is the largest potential housing development in the unincorporated area.

Community Facilities

Water is provided by the North Marin Water District, which has an adequate supply to serve projected development. The capacity of the treatment plants of the Novato Sanitary District will need to be expanded to serve population at buildout. Fire protection for the whole planning area is provided by the Novato Fire Protection District. The District has a new fire station on Atherton Avenue to serve the area east of Highway 101. The Novato Police Department provides police services in the city, while the Sheriff serves the unincorporated area. The County has prepared a master plan for further development of the County Airport, Gness Field.

Coordination with Transportation

Major developments such as Hamilton and Bel Marin Keys will need to be coordinated with transportation improvements, including arterials, interchanges and public transit. Development north of Novato around Gness Field will require construction of a new freeway interchange.

Growth Management

The city, County, and purveyor districts need to develop a coordinated approach to the provision of facilities (including transportation, water, and sewer), and services to serve proposed developments. These issues should be addressed through a growth management and coordinated planning program organized by the Countywide Planning Agency.

Open Space

Major open space areas have been preserved, including: Mount Burdell (more than was targeted in the 1973 and 1982 Countywide Plan), portions of Big Rock Ridge, Days Island, Deer Island, and Rush Creek Marsh. Additional areas proposed for acquisition include additional land on Big Rock Ridge and areas around the mouth of Novato Creek.

Resource Protection

Flood control ponding areas provide open space and grazing land, while Novato Sanitary District lands, irrigated with treated wastewater, produce a hay crop for West Marin dairy ranches. Diked baylands at Bel Marin Keys and the lands around Gness Field have resource value for agricultural production and potential value as wetlands if restoration takes place.

Airport Land Use Plan

Development proposals within the Gness Field safety and noise zones are subject to policies of the adopted Airport Land Use Plan which provide specific guidance for allowable uses and densities based on the long-range master plan for development of the airport.

The City of Novato is currently revising its General Plan and preparing a Downtown Specific Plan. When this process has been completed, the County shall review the City's General Plan and consider revising land use information and land use designations for the unincorporated areas in the Novato Planning Area. The following policies shall guide the development of land in the unincorporated portion of the Novato Planning Area:

Policy CD-9.1

Bel Marin Keys. Bel Marin Keys is within the Bayfront Conservation Zone and lands shall be designated with a Bayfront Conservation (BFC) overlay on Marin County Zoning Maps.

As shown on Land Use Policy Map 1.1, *agricultural* land uses shall be designated as agriculture and conservation at a density of 2 acres per housing unit to 10 acres per unit. In the developed portion of Bel Marin Keys, *multi-family residential* density shall be designated at 11 to 30 units per acre and *single-family* density at 1 to 7 units per acre.

Most of the remaining undeveloped 1,600 acres in Bel Marin Keys is used for the agricultural production of oat hay. Any changes to the site would require evaluation of policies for diked historic marshlands established for the Bayfront Conservation Zone (Environmental Quality Element Policies EQ-2.42 through EQ-2.44) and agriculture in the Bayfront Conservation Zone (Agriculture Element Policies A-1.6 through A-1.8). Development which is proposed on the Bel Marin Keys site shall retain sufficient land in agricultural production to maintain an economically viable farming operation, consistent with the Agriculture and Conservation land use designation.

Any development proposal for the site shall be evaluated in light of these policies and programs, site constraints, and documentation produced for environmental review of the site. Land use for Bel Marin Keys is shown on Land Use Policy Map 1.1.

Policy CD-9.2

Black Point. The Black Point Community Plan shall govern land use in Black Point. *Single-family residential* density shall range from 1 unit per acre to 1 unit per 5 acres. *Commercial residential* shall be at a residential density of 1 unit per acre to 1 unit per 5 acres with an FAR ranging from .1 to .3. *Agricultural* densities shall range from 1 unit per 2 acres to 1 unit per 60 acres. Land use for Black Point is shown on Land Use Policy Map 1.2.

Policy CD-9.3

North Novato. An amendment to the City-Centered Corridor boundary is proposed so that lands designated for agriculture, conservation, and open space would be in the Inland Rural Corridor. These lands should be designated for agriculture and conservation or open space, which allows for conservation of wetlands and agriculture and which is compatible with neighboring agricultural lands in the Inland Rural Corridor. Lands within the City-Centered Corridor shall be designated for *industrial* use at an FAR of .04 to .35, with master plans required for development; for *planned residential* at a density of

1 unit per 1 to 10 acres; and for *recreational-commercial* use at an FAR of .01 to .03.

Lands outside Novato's urban service area should be considered for development only after LAFCo reviews and revises urban service area boundaries and plans are made to provide sewer and transportation facilities.

Land use for North Novato is shown on Land Use Policy Map 1.3.

Program CD-9.3a Bayfront Conservation Zone. Areas inside the Bayfront Conservation Zone should be designated with a BFC overlay on Marin County zoning maps.

Program CD-9.3b Mineral Resource Areas. Mineral resource areas shall be designated with a mineral resources overlay zone in the Marin County zoning maps.

Policy CD-9.4 **West Novato.** Land use for West Novato shall include: *single-family residential* ranging from 4 units per acre to 1 unit per 5 acres, *planned residential* ranging from 1 unit per acre to 1 unit per 10 acres; and, *agriculture* ranging from 1 unit per 2 acres to 1 unit per 60 acres. Publicly owned open space is also designated. Land use for West Novato is shown on Land Use Policy Map 1.4.

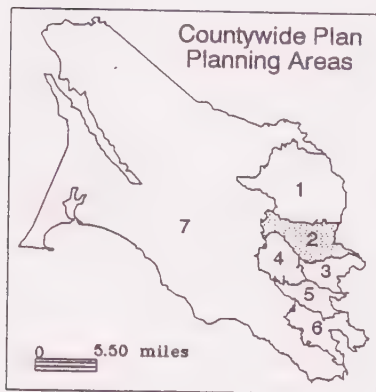
Policy CD-9.5 **Indian Valley.** The Indian Valley Specific Plan, adopted by resolution of the Marin County Board of Supervisors in 1973, shall govern land use in Indian Valley. The rural residential character of the community shall be retained through appropriate land use designations, densities, and design standards for subdivisions and land divisions on slopes. The 60-foot right-of-way on Indian Valley Road will be reduced to a 40-foot standard right-of-way to reflect the needs of the community. Land use for Indian Valley shall include: *single-family residential* at 1 unit per acre to 1 unit per 5 acres; *planned residential* at 1 unit per acre to 1 unit per 10 acres; and, *agriculture* at 1 unit per 10 acres to 1 unit per 60 acres. Land use for Indian Valley is shown on Land Use Policy Map 1.5.

Policy CD-9.6 **Southwest Novato.** Land use in the Southwest Novato area shall include *agriculture* at 1 unit per 30 to 60 acres. Publicly owned open space is also designated. Land use for Southwest Novato is shown on Land Use Policy Map 1.6.

Policy CD-9.7

Loma Verde. Land use in Loma Verde shall include *single-family residential* ranging from 7 units per acre to 1 unit per 5 acres. The Loma Verde School is designated as a public facility and *single-family residential* at 4 to 7 units per acre. Land use in Loma Verde is shown on Land Use Policy Map 1.7.

B. LAS GALLINAS VALLEY PLANNING AREA - PA #2
(Land Use Policy Maps 2.1 through 2.6)



The Las Gallinas Valley Planning Area includes Northgate East and West, Terra Linda, the Civic Center, and Smith Ranch, all within the City of San Rafael, as well as the unincorporated areas of St. Vincent's-Silveira, Santa Venetia, Marinwood, and Lucas Valley.

**Table CD-3. Land Use and Demographic Data
for the Las Gallinas Valley Planning Area (PA #2)**

Information Category	1980	1990	Buildout Projection
Demographics			
Population	26,788 ¹	25,563 ²	33,289 ³
Households	9,732 ¹	10,254 ²	14,208 ³
Average Household Size	2.75	2.49	2.34
Employed Residents	14,239 ¹	16,778 ³	20,483 ³
Jobs	13,789 ¹	18,412 ³	20,074 ³
Employed Residents/Job	1.03	0.91	1.02
Land Use			
Housing Units	9,353	10,629 ²	14,579 ³
Cities and Towns	5,632	6,626	8,720
Unincorporated Area	3,721	4,003	5,859
Commercial/Industrial ft ²	<i>Census data</i>	4,345,725 ³	5,517,178 ³
Cities and Town	<i>are</i>	4,179,232	5,291,003
Unincorporated Area	<i>not available</i>	166,493	226,175

¹ ABAG Projections 1990

² U.S. Bureau of the Census

³ Marin County Community Development Agency

Population/Demographics

Population could increase by about 7,700 people and 3,900 households when the planning area is fully developed, based on 1990 San Rafael General Plan policies.

Commercial Development

Northgate is the main commercial center in the Planning Area. The Northgate Mall and the Northgate One Shopping Center have been renovated and expanded. A neighborhood commercial center exists in Marinwood and no major increase in commercial retail development is anticipated for the Planning Area.

Job Development

At buildout, about 1,600 new jobs could be provided in the planning area. Present employment centers include the Marin County Civic Center, the Northgate Industrial Park, the Smith Ranch office development, Fireman's Fund, Kaiser Hospital, Commerce Clearing House, and other offices in the Northgate area. In 1990, there were slightly more jobs than employed residents in the planning area. Trends indicate that the number of employed residents will approximately equal jobs in the future.

Housing

Housing types range from suburban densities along Lucas Valley Road and in Terra Linda to Contempo Marin Mobile Home Park and multi-family complexes on Channing Way and north of Smith Ranch Road. There is additional residential development potential at the western edge of the planning area on Lucas Valley Road, at the Daphne-Baccocio property on Lucas Valley Road at the Highway 101 interchange, and at St. Vincent's-Silveira. Other housing development will be mainly on infill sites. Potential exists for about 3,900 more housing units in the planning area based on 1990 city and county policies.

Community Facilities

Water is provided by the Marin Municipal Water District. The Las Gallinas Valley Sanitary District provides collection and treatment of sewage. The plant is expected to be at capacity by 1992 and, at that time, will need plant expansion in order to accommodate additional development. The San Rafael Fire Department provides fire protection to areas within the city limits and to Santa Venetia under contract with County Service Area 19. The Marinwood Fire Department serves Marinwood and Lucas Valley. The San Rafael Police Department serves the City and the Sheriff serves the unincorporated areas.

Coordination with Transportation

The County has adopted the Northgate Activity Center Plan which the City of San Rafael prepared and adopted in 1982 to project the level of road and intersection improvement needed to serve future development. This plan provides for both jurisdictions to collect traffic mitigation fees from developers to pay for needed improvements identified in the plan.

Growth Management

The traffic mitigation policies of the Northgate Activity Center Plan and the San Rafael General Plan coordinate the timing of development with road and intersection improvements. Development approvals should also be coordinated with the Las Gallinas Valley Sanitary District, as it will need to expand its capacity to serve some of the new development projected in the planning area. The City of San Rafael and the County should participate in a countywide growth management program coordinated by the Countywide Planning Agency.

Open Space

Significant open space preservation has occurred on the ridge between Terra Linda and Sleepy Hollow, on the San Pedro Ridge, and on the south side of Big Rock Ridge along the north side of Lucas Valley Road.

Resource Protection

The Las Gallinas Valley Sanitary District has acquired land east of St. Vincent's-Silveira for wastewater irrigation. Policies dealing with resource protection should be applied to areas of the St. Vincent's-Silveira lands located in the Ridge and Upland Greenbelt, Streamside Conservation Area and Bayfront Conservation Zone.

The following policies shall guide the development of land in the unincorporated portions of the Las Gallinas Valley Planning Area:

Policy CD-10.1 **Lucas Valley.** Land use designations for Lucas Valley shall include *single-family residential* ranging from 2 to 7 units per acre and *general commercial* at a FAR of .1 to .2. Two sites shall be designated for use as *public facilities* or for *single-family residential* at 4 to 7 units per acre and *multi-family residential* at 5 to 16 units per acre. Land use for Lucas Valley is shown on Land Use Policy Map 2.1.

Policy CD-10.2 **Marinwood.** Land use designations for Marinwood shall include *single-family residential* at 7 units per acre to 1 unit per 5 acres; *multi-family residential* at 5 to 30 units per acre; *planned residential*

at 1 unit per acre to 1 unit per 10 acres; *office commercial* at an FAR of .1 to .2; and, *retail commercial* at an FAR of .1 to .4. Land shall be designated for *open space* and *public facilities* or *single-family residential* at 4 to 7 units per acre. Land use for Marinwood is shown on Land Use Policy Map 2.2.

Policy CD-10.3

Lucas Valley Environs. Land use designations for Lucas Valley environs shall include: *planned residential* at 1 unit per acre to 1 unit per 10 acres, and *agriculture* at 1 unit per 2 acres to 1 unit per 60 acres. Open space is also designated. Land use for the Lucas Valley Environs is shown on Land Use Policy Map 2.3.

Policy CD-10.4

Los Ranchitos. Land use for Los Ranchitos shall include *single-family residential* at 1 unit per acre to 1 unit per 5 acres, and *planned residential* at 1 unit per acre to 1 unit per 10 acres. Land use for Los Ranchitos is shown on Land Use Policy Map 2.4.

Policy CD-10.5

Santa Venetia. Land use for Santa Venetia shall include *single-family residential* at 7 units per acre to 1 unit per acre; *multi-family residential* at 1 unit per acre to 30 units per acre; *planned residential* at 1 unit per acre to 1 unit per 10 acres; *general commercial* at an FAR of .05 to .1; *office commercial* at an FAR of .1 to .35; *retail commercial* at an FAR of .1 to .35; and *recreational commercial* at an FAR of .25 to .35. Land shall be designated for *open space* and for *public facilities* or *single-family residential* at 1 to 7 units per acre. Land use for Santa Venetia is shown on Land Use Policy Map 2.5.

Policy CD-10.6

St. Vincents-Silveira. The lands shown on Interim Land Use Policy Map 2.6 are in the unincorporated area of the County. The majority of the site is within the Sphere of Influence and Urban Service Area of San Rafael. Recommended Urban Service Area policies in the Community Facilities Element indicate that these lands should be annexed to the City of San Rafael prior to any urban development.

These lands were designated as a special study area on the 1982 Countywide Plan Community Development Land Use map. The area was shown as being in San Rafael's sphere of influence and urban service area. Statements in the 1982 plan indicated that the city should prezone the area for planned residential and commercial activities and that the development potential could possibly be tripled from the existing zoning which allows two dwelling units per acre.

In the mid-1980's the County and the City of San Rafael jointly prepared a North San Rafael Policy Plan, which was not adopted.

The City of San Rafael studied the area during preparation of its general plan in 1988 and adopted policies for the area. In amendments to the plan in 1990 the City adopted a policy requiring a specific plan to be adopted for the St. Vincents and Silveira area prior to the approval of any development applications and specified that an advisory committee should be appointed by the City Council to assist in development of general plan amendments which would provide direction for a specific plan. The policy stated that the committee could recommend modification and revision downward of the upper limits of planned development of 2100 homes, 100,000 square feet of commercial and 261,000 square feet of office.

Because the lands are in the unincorporated area of the County, the Countywide Plan must show land use and densities for the site. The County recognizes that the site can support mixed use development. Such uses could include housing, particularly affordable housing, as well as campus office, neighborhood retail uses, and agricultural activities. To avoid duplicating the detailed analysis which the City is carrying out with its broad-based Advisory Committee, the County is establishing an interim policy to designate the area as a temporary urban and conservation reserve. The intent of the interim designation is to not predetermine the results of the St. Vincents-Silveira Advisory Committee's study process.

The following interim policies shall be established for St. Vincents-Silveira until the City general plan amendments are proposed for this site. Upon adoption of the general plan amendments by the City, the County shall schedule such amendments for formal review and consideration.

Interim Urban and Conservation Reserve. As shown on Interim Land Use Policy Map 2.6, an area shall be designated on an interim basis as an urban and conservation reserve with an interim density of one unit per 100 acres. This designation shall be subject to revision when the City of San Rafael has adopted general plan amendments for the area.

Review of Interim Designation. It is anticipated that the City of San Rafael will conclude its general plan amendment process by the end of 1994. The County will then review previously held policy considerations, including but not limited to those listed below. The

County will commence policy revisions for the area shortly after the City concludes its process or not later than the beginning of 1995.

Bayfront Lands. As shown on Interim Land Use Policy Map 2.6 and consistent with Bayfront Conservation Zone policies in the Environmental Quality Element, land in the Bayfront Conservation Zone shall be designated and used in accordance with Bayfront Conservation Zone policies. Lands owned by the Las Gallinas Valley Sanitary District and used for ponds and wastewater irrigation should be preserved.

Hillsides. Land shown as Ridge and Upland Greenbelt shall be designated, consistent with Ridge and Upland Greenbelt policies in the Environmental Quality Element. Given their value as a community separator and their high communitywide visibility, these areas should be preserved.

Miller Creek. Consistent with streamside conservation policies in the Environmental Quality Element, the Miller Creek corridor east of Highway 101 should be maintained as an open channel and should be enhanced. Minimum setbacks of 100 feet from the top of each bank should be required.

Noise Impacts. Consistent with noise standards established in the Noise Element any residential development must provide acceptable outdoor levels of 60dBA (Ldn) or less. A noise attenuation sound wall adjacent to the freeway should be discouraged to preserve views of the area.

Planning Issues. In addition to the above, the following issues, which have been identified for the property, should be addressed in San Rafael's general plan amendments for St. Vincents-Silveira:

A comprehensive plan for the entire St. Vincents-Silveira area should be prepared before any development approvals are issued. Minor interim uses related to existing operations should not be subject to this recommendation.

Seasonal and year round wetlands outside the Bayfront Conservation Zone should be identified and preserved.

The comprehensive plan should address bay view preservation.

All major native oak groves and specimen oak trees shall be integrated into future project design. Healthy and safe eucalyptus groves should be preserved and maintained in a healthy condition.

Development in areas identified as having potential flood or geologic hazards, including unstable slopes and bay mud areas, should be restricted unless adequate documentation is presented to confirm the safety of proposed development.

An areawide stormwater drainage and flood protection plan should be prepared prior to development in the area.

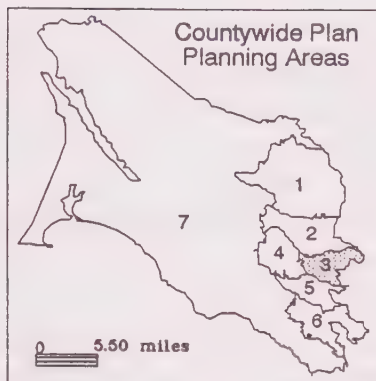
The impact of odors from the Las Gallinas Valley sewage treatment plant and ponds should be considered in the future development of the properties.

Existing important historic structures on the St. Vincent's property, particularly the chapel and the "H" complex, should be preserved to the extent feasible and other St. Vincent's facilities should be retained as desired by the Catholic Youth Organization and integrated into future development plans.

The transportation improvements identified in the Transportation Element of the Countywide Plan and in the San Rafael General Plan should be provided in conjunction with development. Traffic studies will be required to determine the necessity of specific transportation improvements such as McInnis Drive. Such studies will take into account the environmental impacts of the proposed McInnis Drive through detailed environmental review.

Appropriate mitigation of all environmental impacts should be identified through the environmental review process.

C. SAN RAFAEL BASIN PLANNING AREA - PA #3
(Land Use Policy Maps 3.1 through 3.4)



This planning area includes the City of San Rafael south of Puerto Suello Hill and several small unincorporated areas. Downtown San Rafael is located in Planning Area #3 as well as industrial areas in East San Rafael, and in the West Francisco area. The area includes residential neighborhoods ranging from high density apartments to low density homes on the San Pedro Peninsula.

Table CD-4. Land Use and Demographic Data
for the San Rafael Basin Planning Area (PA #3)

Information Category	1980	1990	Buildout Projection
Demographics			
Population	31,613 ¹	34,823 ²	34,374 ³
Households	13,876 ¹	14,527 ²	16,969 ³
Average Household Size	2.28	2.40	2.03
Employed Residents	17,323 ¹	18,611 ³	21,358 ³
Jobs	19,570 ¹	24,136 ³	34,039 ³
Employed Residents/Job	0.89	0.77	0.63
Land Use			
Housing Units	14,280	15,119 ²	17,605 ³
Cities and Towns	13,568	14,513	16,808
Unincorporated Area	712	606	797
Commercial/Industrial ft ²	<i>Census data</i>	8,574,142 ³	12,082,140 ³
Cities and Towns	<i>are</i>	8,563,165	12,071,163
Unincorporated Area	<i>not available</i>	10,977	10,977

¹ ABAG Projections 1990

² U.S. Bureau of the Census

³ Marin County Community Development Agency

Population/Demographics

Population is expected to decrease by about 400 people but households are projected to increase by about 2,400 between 1990 and full buildout, according to the City of San Rafael's present land use policies. Household size increased from 2.28 in 1980 to 2.4 in 1990 but is projected to decrease to 2.02 in the future.

Commercial Development

Downtown San Rafael is the main commercial, cultural, and financial center of the County. Continued revitalization of the area is being fostered through the City's redevelopment plan which includes activities in the downtown, the West Francisco area, and East San Rafael.

Job Development

The number of jobs in the planning area could increase by about 10,000 if all commercially and industrially designated lands were developed. Many of the new jobs would be located in East San Rafael. The ratio of employed residents per job is expected to continue decreasing in the future.

Housing

Potential exists for an increase of approximately 2,500 housing units over the 1990 stock, mostly on infill sites in existing neighborhoods.

Community Facilities

Water is provided by the Marin Municipal Water District. Sewage treatment, provided by the Central Marin Sanitation District. The San Rafael Sanitation District, which provides wastewater collection, is carrying out improvements to the system. The City of San Rafael provides fire protection in the City and unincorporated areas, while the City Police Department serves incorporated areas, and the Sheriff provides police protection in unincorporated portions of the planning area.

Coordination with Transportation

Development is subject to policies of the San Rafael General Plan, which require maintenance of a Level of Service D at all major intersections. The City has established a prioritization system which limits the amount of new development that can be built before major transportation improvements are completed.

Growth Management

The requirement for coordination of new development with transportation improvements ensures that development will not overwhelm roadway and intersection capacity on arterial streets in San Rafael. The city and the County should also participate in a countywide growth management program, which should include countywide traffic mitigation fees, coordination with agencies providing water and sewage treatment, and review of general plans by the Countywide Planning Agency to insure ongoing coordination.

Open Space

The Open Space Preserve on the Southern Heights Ridge, separating San Rafael from Greenbrae, serves as an important community separator and a visual backdrop for development in San Rafael.

Resource Protection

Preservation of bayfront lands in East San Rafael is an important environmental quality and resource protection issue.

The following policies shall guide the development of land in the unincorporated portions of the San Rafael Basin Planning Area:

- Policy CD-11.1** **Bayside Acres & Country Club.** Land use for Bayside Acres and Country Club shall include *single-family residential* at densities ranging from 7 units per acre to 1 unit per 5 acres and *recreational commercial* at an FAR of .005 to .01. Land use for Bayside Acres and Country Club is shown on Land Use Policy Map 3.1.
- Policy CD-11.2** **Point San Pedro.** Lands at the Point San Pedro Quarry shall be designated for *mineral resource conservation* as long as quarrying operations continue. The quarry reclamation plan recognizes future conversion to residential, marina and commercial uses. *Single-family residential* density shall range from 2 to 4 units per acre. Land use for Point San Pedro is shown on Land Use Policy Map 3.2 for the existing quarry and as Map 3.2 for land uses in the quarry reclamation plan.
- Program CD-11.2a Mineral Resources Designation. The quarry lands shall be designated with a Mineral Resources overlay zone on the Marin County Zoning Maps.
- Policy CD-11.3** **California Park.** Land use for California Park shall include *single-family residential* at densities ranging from 1 to 7 units per

acre, *multi-family residential* at densities ranging from 1.1 to 30 units per acre, and *industrial* at an FAR of .1 to .33. Land use for California Park is shown on Land Use Policy Map 3.3. There is a freshwater wetland in this area.

Policy CD 11.4

Upper Sun Valley. Land use in Upper Sun Valley shall include *single-family residential* at 2 to 4 units per acre and *planned residential* at 1 unit per acre to 1 unit per 10 acres. Land is also designated for *open space* and *quasi-public use* (cemetery). The cemetery is also designated as *planned residential* at 1 unit per acre to 1 unit per 10 acres. Land use for Upper Sun Valley is shown on Land Use Policy Map 3.4.

D. UPPER ROSS VALLEY PLANNING AREA - PA #4
(Land Use Policy Maps 4.1 through 4.3)



This planning area includes the towns of Ross, San Anselmo, and Fairfax, the unincorporated community of Sleepy Hollow and unincorporated lands west and southwest of Fairfax.

**Table CD-5. Land Use and Demographic Data for the
Upper Ross Valley Planning Area (PA #4)**

Information Category	1980	1990	Buildout Projection
Demographics			
Population	25,623 ¹	24,196 ²	24,447 ³
Households	10,420 ¹	10,171 ²	11,148 ³
Average Household Size	2.46	2.38	2.19
Employed Residents	13,500 ¹	13,687 ³	14,033 ³
Jobs	4,355 ¹	6,065 ³	6,976 ³
Employed Residents/Job	3.10	2.26	2.01
Land Use			
Housing Units	10,836	10,565 ²	11,618 ³
Cities and Towns	9,692	9,323	10,189
Unincorporated Area	1,144	1,242	1,429
Commercial/Industrial ft ²	<i>Census data</i>	1,391,308 ³	1,655,512 ³
Cities and Towns	<i>are</i>	1,316,993	1,579,460
Unincorporated Area	<i>not available</i>	74,315	76,052

¹ ABAG Projections 1990

² U.S. Bureau of the Census

³ Marin County Community Development Agency

Population/Demographics

Since 1980, the population of the Upper Ross Valley has decreased by about 1,400 people. While this decrease is partially caused by a decrease in household size, the number of households has also decreased by about 250. At buildout, the population would increase over the 1990 level by about 250 people and 900 households.

Commercial Development

Ross has a small commercial area around the Ross Common. San Anselmo has a commercial area downtown and the Red Hill shopping center on Sir Francis Drake Boulevard with potential for 11,000 square feet of new development. Fairfax has a downtown commercial area along Sir Francis Drake Boulevard, with potential for about 45,000 square feet of new development.

Job Development

The Upper Ross Valley has more than two employed residents per job, which means that over 7,000 of the 13,687 employed residents leave the planning area for work. This situation is likely to continue, given the low potential for developing jobs in the planning area.

Housing

Most of the land in this planning area available for development is designated for single-family housing. Of the approximately 1,000 units for which land is designated, there is potential for only about 80 units on sites designated for multi-family development. If the Ross Hospital site is developed for multi-family housing with a significant inclusionary requirement, it will constitute the Planning Area's major housing opportunity.

Community Facilities

Water is provided by the Marin Municipal Water District. Sanitary District #1 provides transportation of effluent to the Central Marin Sanitary District sewage treatment plant. The Sanitary District needs to continue maintaining and upgrading its collection lines and pump stations to serve present and future development. Fire protection provided by the Ross Valley Fire Department for San Anselmo, Sleepy Hollow, and Fairfax is adequate. Ross has its own fire department. Areas west of Fairfax are served by the County Fire Department and response times sometimes exceed five minutes. Police service is provided by the three towns and by the Sheriff for unincorporated areas.

Coordination with Transportation

Sir Francis Drake Boulevard is the main corridor through the planning area. Traffic is heavy during commute hours. There is a need for coordinated traffic signals all the way from Fairfax to Greenbrae, as well as local transit service for school and college transportation.

Growth Management

The cities and the County should develop a coordinated approach to the provision of facilities and services to serve proposed developments. These issues should be addressed through a growth management program coordinated by the Countywide Planning Agency. A component of this approach should be a coordinated traffic mitigation program with participation by the County, Fairfax, San Anselmo, and Ross to mitigate traffic impacts on the Sir Francis Drake Boulevard corridor.

Open Space

Much of the planning area is surrounded by open space including: lands west of Fairfax, Marin Municipal Water District lands to the south, Deer Park in Fairfax, and some ridgeland in Sleepy Hollow area. Bald Hill is identified in the San Anselmo General Plan as an area to be preserved as open space.

Resource Protection

Resource protection issues include the maintenance and preservation of Corte Madera Creek to the extent possible and sensitive development of privately owned lands to carry out policies for protecting ridge and upland greenbelt areas.

The following policies shall guide the development of land in the unincorporated portions of the Upper Ross Valley Planning Area:

Policy CD-12.1 **Sleepy Hollow and Surrounding Community.** *Single-family residential* densities shall range from 7 housing units per acre to 1 unit per 5 acres. *Multi-family residential* densities shall range from 1 to 4 units per acre. *Planned residential* development shall range from 1 unit per acre to 1 unit per 10 acres. Land shall be designated for *public facilities* or *single-family residential* at 1 to 2 units per acre and for *open space*. Land use for Sleepy Hollow is shown in Land Use Policy Map 4.1.

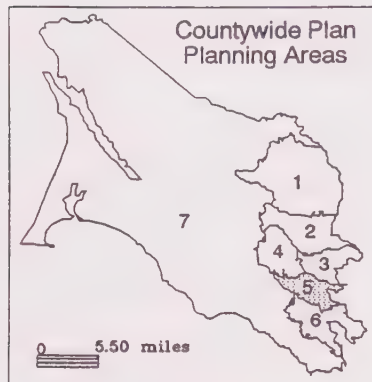
Policy CD-12.2 **Lands Southwest of Fairfax.** *Single-family residential* density shall be established at 4 to 7 units per acre. *Planned residential* density shall be 1 unit per acre to 1 unit per 10 acres. *Recreational commercial* FAR shall be .01 to .05. Land shall be

designated for *open space*. Land use for the land southwest of Fairfax is shown on Land Use Policy Map 4.2.

Policy CD-12.3

Lands West of Fairfax. *Single-family residential* density shall range from 7 units per acre to 1 unit per 20 acres. *Multi-family residential* density shall range from 11 to 30 units per acre. *Planned residential* density shall range from 1 unit per acre to 1 unit per 10 acres. *Retail commercial* FAR shall be .05 to .15. *Recreational commercial* FAR shall be .01 to .03. *Agricultural* land use shall be established at 1 housing unit per 30 to 60 acres. Land shall be designated for publicly-owned *open space*. Land use for lands west of Fairfax area is shown on Land Use Policy Map 4.3.

E. LOWER ROSS VALLEY PLANNING AREA - PA #5
(Land Use Policy Maps 5.1 through 5.3)



The Lower Ross Valley Planning Area includes the Town of Corte Madera, the City of Larkspur, and the unincorporated communities of Kentfield/Greenbrae, San Quentin, and the Greenbrae Boardwalk.

Table CD-6. Land Use and Demographic Data for the Lower Ross Valley Planning Area (PA #5)

Information Category	1980	1990	Buildout Projection
Demographics			
Population	29,220 ¹	31,451 ²	31,218 ³
Households	11,396 ¹	11,933 ²	13,483 ³
Average Household Size	2.56	2.64	2.32
Employed Residents	14,313 ¹	15,768 ³	16,933 ³
Jobs	12,991 ¹	20,589 ³	21,543 ³
Employed Residents/Job	1.10	0.77	0.79
Land Use			
Housing Units	11,693	12,394 ²	13,970 ³
Cities and Towns	8,884	9,683	11,086
Unincorporated Area	2,809	2,711	2,884
Commercial/Industrial ft ²	<i>Census data</i>	4,602,495 ³	5,084,995 ³
Cities and Towns	<i>are</i>	4,260,138	4,608,537
Unincorporated Area	<i>not available</i>	342,357	476,458

¹ ABAG Projections 1990

² U.S. Bureau of the Census

³ Marin County Community Development Agency

Population/Demographics

The population of the planning area grew by about 2,200 between 1980 and 1990. Future population is anticipated to be 31,218, about 230 less than the 1990 population. Household population is expected to decrease from 2.64 persons per household to 2.32 persons per household.

Commercial Development

Corte Madera has two shopping centers east and west of Highway 101 at the Tamalpais Drive interchange. Larkspur has the Larkspur Landing and Bon Air Centers, as well as the downtown area along Magnolia Avenue. There is a commercial area in Kentfield along Sir Francis Drake Boulevard and College Avenue. Little expansion of commercial areas is anticipated.

Job Development

Major job centers are at Larkspur Landing, Bon Air Center, Marin General Hospital, and the College of Marin, as well as the larger shopping centers. Mixed use development at Larkspur Landing and Bon Air provide opportunities to live and work in the same area. Between 1980 and 1990 the number of employed residents per job decreased from 1.1 to .77, resulting in more jobs than employed residents in the planning area. Only about 1,000 additional new jobs are expected in the future.

Housing

Potential exists for about 1,500 new housing units in the planning area. Larkspur has a potential for nearly 300 multi-family units and some single-family housing. Corte Madera has identified a potential for 320 new dwelling units, 150 of which are in a development which has received planning approval. The remaining units are single-family homes and second units on scattered sites.

Community Facilities

Water is provided by the Marin Municipal Water District. Sewage treatment services are provided by the Central Marin Sanitation Agency. Larkspur Department of Public Works, and Sanitary Districts #1 and #2 provide transportation of effluent to the treatment plant. Larkspur, Corte Madera, Kentfield, and the County have mutual aid agreements for fire protection. Larkspur and Corte Madera provide police protection through the Twin Cities Police Department formed by a Joint Powers Agreement. The Sheriff provides police protection in unincorporated areas.

Coordination with Transportation

The County and Larkspur are working on the coordination of traffic signals and improvements on Sir Francis Drake Boulevard. Larkspur and Corte Madera collect traffic mitigation fees from developers for local street improvements.

Growth Management

The County and the cities should develop a coordinated approach to the provision of facilities and services to serve proposed developments. These issues should be addressed through a growth management program coordinated by the Countywide Planning Agency. As part of this approach the County and the two cities should develop a formal transportation improvement plan and traffic mitigation fee program for collector streets and Highway 101 interchanges.

Open Space

Areas designated as ridge and upland greenbelt community separators have been acquired as open space: 90% of Northridge and 80% of the Corte Madera watershed. Portions of Southern Heights Ridge, separating Greenbrae and Larkspur from San Rafael, and the Corte Madera Bayfront lands targeted as open space have also been acquired.

Resource Protection

Bayfront lands should be protected and maintained as wetlands and habitat. Ridge and upland greenbelt areas should be preserved through adherence to plan policies and design guidelines.

The following policies shall guide the development of land in the unincorporated portions of the Lower Ross Valley Planning Area:

Policy CD-13.1

Kentfield/Greenbrae. The Kentfield/Greenbrae Community Plan shall govern land use in the Kentfield/Greenbrae area. Land use designations shall include: *single-family residential* at 7 units per acre to 1 unit per 60 acres; *multi-family residential* ranging from 30 units per acre to 1 unit per acre; *planned residential* at 1 unit per acre to 1 unit per 10 acres; and *general commercial*, *office commercial*, and *retail commercial* at an FAR of .1 to .35. Land shall be designated for *open space* and for *public facilities* or *single-family residential* at 2 to 7 units per acre. Land use for Kentfield/Greenbrae is shown on Land Use Policy Map 5.1.1 and 5.1.2.

Policy CD-13.2

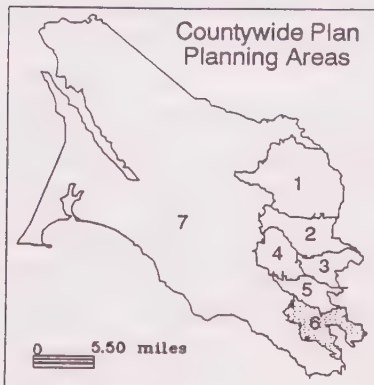
San Quentin. Land use designations for *single-family residential* development on the San Quentin Peninsula shall range from 7

units per acre to 1 unit per 5 acres; *multi-family* designations shall range from 5 to 10 units per acre. San Quentin Prison shall be designated for use as a *public facility*. Designations for San Quentin are shown on Land Use Policy Map 5.2.

Policy CD-13.3

Greenbrae Boardwalk. Land shall be designated for *single-family residential* use at densities ranging from 7 to 2 units per acre. The railroad right-of-way shall be designated as a *public facility*. Land use for the Greenbrae Boardwalk area is shown on Land Use Policy Map 5.3. The Greenbrae Boardwalk has significant wetland areas which should be protected.

F. RICHARDSON BAY PLANNING AREA - PA #6
(Land Use Policy Maps 6.1 through 6.5)



The Richardson Bay Planning Area includes the cities of Sausalito, Mill Valley, and Belvedere, the Town of Tiburon, the unincorporated communities of Strawberry, Marin City, and Tamalpais Valley, and the unincorporated areas of Alto, Paradise Drive, and Waldo Point.

Table CD-7. Land Use and Demographic Data for the Richardson Bay Planning Area (PA #6)

Information Category	1980	1990	Buildout Projection
Demographics			
Population	47,983 ¹	47,755 ²	50,821 ³
Households	21,508 ¹	22,491 ²	25,195 ³
Average Household Size	2.23	2.12	2.02
Employed Residents	27,903 ¹	29,785 ³	31,817 ³
Jobs	12,113 ¹	15,050 ³	17,347 ³
Employed Residents/Job	2.30	1.98	1.83
Land Use			
Housing Units	22,405	23,542 ²	26,464 ³
Cities and Towns	13,673	14,976	16,307
Unincorporated Area	8,732	8,566	10,157
Commercial/Industrial ft ²	<i>Census data</i>	4,120,406 ³	4,948,875 ³
Cities and Towns	<i>are</i>	3,247,893	3,624,198
Unincorporated Area	<i>not available</i>	872,513	1,324,677

¹ ABAG Projections 1990

² U.S. Bureau of the Census

³ Marin County Community Development Agency

Population/Demographics

Population in the planning area declined by about 225 people between 1980 and 1990 while the number of households increased by about 1,000. Decrease in household size accounts for the increase in number of households and decrease in population. If the planning area is fully developed according to current policy, the population is expected to grow by 3,000 people and 2,700 households.

Commercial Development

Commercial centers include the Strawberry Shopping Center, downtown Sausalito, downtown Tiburon, the Cove Shopping Center in Tiburon, downtown Mill Valley, commercial areas along East Blithedale and Miller Avenues, and Tamalpais Junction. A development proposal for Tamalpais Junction would add 57,000 square feet of retail space. A proposed development in Marin City would add 120,000 to 180,000 square feet of commercial space.

Job Development

The Strawberry Center will add 100,000 square feet of office space. The ratio of employed residents to jobs decreased slightly between 1980 and 1990 but the planning area had almost twice as many employed residents as jobs in 1990. If the approximately 800,000 projected square feet of new development takes place, the ratio of employed residents to jobs would be reduced to 1.83.

Housing

About 2,900 housing units could be constructed in the planning area based on 1990 city and county land use policies. Many of the remaining housing sites are on single-family lots or small subdivisions. Marin City is a major housing opportunity area with potential for over 300 units, 40% of which would be reserved as units affordable to moderate-, low-and very-low income households.

Community Facilities

Water is provided by the Marin Municipal Water District. Six agencies serving Mill Valley, some unincorporated communities west of Highway 101, and Strawberry have formed the Sewerage Agency of Southern Marin to provide sewage treatment. Each agency provides its own delivery system to the sewage treatment plant. The sewage treatment plant has adequate capacity for 10 to 20 years. The Sausalito-Marín City Sanitary District has adequate capacity to serve projected development in those two communities and Sausalito District #5 has adequate facilities for Tiburon.

Community Facilities (continued)

Water flow for fire protection is inadequate in some hill areas where water mains are old and pressure is low. Police protection, provided by city police departments and the County Sheriff based at the Marin City Station, is adequate.

Coordination with Transportation

Improvements to the Marin City interchange with Highway 101 are being proposed in conjunction with the residential and commercial development project. Improvements are also needed along Tiburon Boulevard and at the Tiburon Boulevard interchange with Highway 101.

Growth Management

The cities, County, and purveyor districts need to develop a coordinated approach to the provision of facilities and services to serve proposed developments. These issues should be addressed through a growth management program coordinated by the Countywide Planning Agency. As part of this program the County should work with Tiburon and Mill Valley on a coordinated plan for improvements and traffic mitigation fees to serve development which will use Tiburon Boulevard and the Highway 101 interchange.

Open Space

Some areas targeted as community separators have not yet been publicly acquired. Only 22% of the area targeted for Wolfback Ridge, 15% of the Tamalpais ridges, and 48% of Tiburon Ridge have been acquired as open space. About 40% of designated waterfront areas along Richardson Bay and 90% of targeted areas on the east side of the Tiburon Peninsula have been acquired.

Resource Protection

Protection of bayfront, streamside and ridge and upland greenbelt areas and the boundary with the National Park Service lands are important issues in this planning area.

The following policies shall guide the development of land in the unincorporated portions of the Richardson Bay Planning Area:

Policy CD-14.1

Marin City. The Marin City Community Plan and the Marin City Redevelopment Plan shall govern land use in Marin City. *Single-family residential* density shall be 4 to 7 units per acre; *planned residential* density shall be 1 unit per acre to 1 unit per 10 acres. *Multi-family residential* densities shall range from 1 unit per acre to 35 units per acre. *Residential commercial* areas

shall be designated at residential densities of 11 to 35 units per acre and *commercial* FAR from .6 to .9. *General commercial* FAR shall be .6 to .9. Land shall be designated for *public facilities* and *open space*. Land uses for Marin City are shown on Land Use Policy Map 6.1.

Policy CD-14.2

Strawberry. The Strawberry Community Plan shall govern land use in Strawberry. *Single-family* densities shall range from 7 units per acre to 1 unit per 5 acres; *planned residential* densities from 1 unit per acre to 1 unit per 10 acres; and *multi-family residential* densities from 1.1 to 30 units per acre. *General commercial* FAR shall range from .1 to .5; *office commercial* FAR from .1 to .8; *retail commercial* FAR from .05 to .35.; *residential commercial* shall range from 1 to 4 units per acre and .1 to .5 FAR. Land shall be designated for *open space* and *public facilities* or *single-family residential* at 2 to 7 units per acre. Land uses for Strawberry are shown on Land Use Policy Maps 6.2.1 and 6.2.2.

Policy CD-14.3

Tamalpais Area. The Tamalpais Area Community Plan shall govern land use in the Tamalpais area. *Single-family residential* densities shall range from 7 units per acre to 1 unit per 5 acres; *multi-family* densities from 1 unit per acre to 30 units per acre; *planned residential* densities from 1 unit per acre to 1 unit per 10 acres. The FAR for *general commercial* shall be .05 to .35; *office-commercial* .05 to .3; *retail commercial* .05 to .3; and *recreational commercial* from .05 to .3. *Residential commercial* shall range from 1 unit per 0.16 acres to 1 unit per 10 acres and .05 to .4 FAR. Land uses for the Tamalpais Area are shown on Land Use Policy Maps 6.3.1 through 6.3.4.

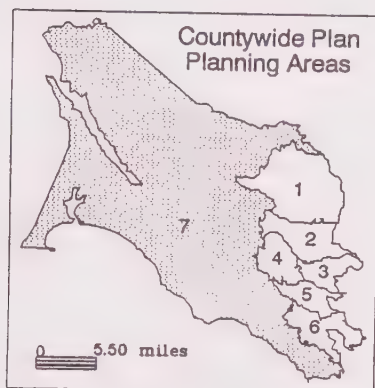
Policy CD-14.4

Tiburon Peninsula. *Single-family residential* densities shall range from 7 units per acre to 1 unit per 5 acres. *Multi-family residential* densities shall range from 1 to 4 units per acre. *Planned residential* density shall range from 1 unit per acre to 1 unit per 10 acres. Land within Tiburon's Sphere of Influence should be annexed to the Town prior to development and should be developed in accordance with Town land use policies and densities. Land uses for the Tiburon Peninsula are shown on Land Use Policy Map 6.4.

Policy CD-14.5

Waldo Point. *Floating home* density shall be designated at 4 to 7 units per acre. *Retail commercial* FAR shall be .2 to .63. Land uses for Waldo Point are shown on Land Use Policy Map 6.5.

G. WEST MARIN - PA #7
(Land Use Policy Maps 7.1 through 7.13)



The West Marin Planning Area includes all the unincorporated lands in the Inland Rural Corridor and the Coastal Recreational Corridor. The planning area includes 15 villages; agricultural land; and Federal, State, and County parklands.

Table CD-8. Land Use and Demographic Data for the
West Marin Planning Area (PA #7)

Information Category	1980	1990	Buildout Projection
Demographics			
Population	11,356 ¹	11,793 ²	19,730 ³
Households	4,329 ¹	4,818 ²	8,709 ³
Average Household Size	2.62	2.45	2.27
Employed Residents	5,624 ¹	6,877 ³	11,221 ³
Jobs	1,252 ¹	2,358 ³	3,655 ³
Employed Residents/Job	4.49	2.92	3.07
Land Use			
Housing Units	5,567	6,095 ²	9,179 ³
Commercial/Industrial ft ²	Census data are not available	790,123 ³	1,421,205 ³

¹ ABAG Projections 1990

² U.S. Bureau of the Census

³ Marin County Community Development Agency

Population/Demographics

Population grew by about 440 people and 490 households between 1980 and 1990. Household size decreased from 2.62 to 2.45. Additional development potential could add nearly 8,000 more people and 3,900 more households. However, if the 1980-1990 development rate continues, this potential would not be realized for more than 100 years.

Commercial Development

Commercial development in West Marin is limited primarily to the business districts of villages. Commercial development will take place mainly through redevelopment and remodeling of existing structures, infilling of vacant parcels, and use of commercial potential of land designated for village-commercial-residential use. This is compatible with the rural character of these communities.

Job Development

Opportunities for job development are limited in West Marin, with three employed residents for every job in 1990. In other words, two out of three workers need to commute elsewhere to work. This situation is expected to continue into the future.

Housing

At past development rates, West Marin's housing potential of 3,000 units on non-agricultural parcels would not be realized for many years. Second units provide a supply of housing in West Marin which tends to be affordable to low- and moderate-income households. A few small housing projects for low-income residents may be provided by non-profit developers.

Community Facilities

Special districts provide water to the communities of Stinson Beach, Bolinas, Inverness, and Muir Beach. Dillon Beach is served by two private water companies. Bolinas has a moratorium on new water connections due to inadequate storage capacity for serving new development. The North Marin Water District provides water to Point Reyes Station. Other areas of West Marin rely on wells. Tomales is served by a sewer system, as are portions of Bolinas and Dillon Beach. Other areas use septic systems for sewage disposal. Stinson Beach, Inverness, and Bolinas have fire protection districts. All other areas are served by the County Fire District. The Sheriff provides police protection for all of West Marin.

Coordination with Transportation

Transportation concerns in West Marin focus mainly on visitor traffic and parking on weekends and holidays. Local land use in general does not generate heavy traffic.

Growth Management

Community plans prescribe location and type of growth in village areas. The Local Coastal Program further defines the location and type of development which should be allowed in the Coastal Zone. The remaining lands are designated for agriculture. These constraints effectively regulate growth in West Marin.

Open Space

A substantial amount of land in West Marin is preserved as open space as Federal, State, and County parks and as watershed lands of the Marin Municipal Water District and the North Marin Water District. Large tracts of privately-owned land are used for agriculture, primarily cattle grazing.

Resource Protection

Land in the Coastal Zone is subject to policies of Marin County's Local Coastal Program. Policies include protection of streams, lagoons, Tomales Bay, dunes and beaches, habitats, wetlands, and agriculture. Protection of agriculture is an important resource issue, which is addressed in the Agriculture Element of the Countywide Plan. Issues related to the proximity of National Park Service lands are also important.

The following policies shall govern land use in West Marin:

- Policy CD-15.1** **Designation of Lands for Agriculture.** The County shall designate lands for agriculture at very low densities in the Inland Rural and Coastal Recreation Corridors and maintain these land use designations.
- Policy CD-15.2** **Lands in the Coastal Zone.** The Local Coastal Program, Parts I and II, shall govern land use in the Coastal Zone. Community plans in the Coastal Zone shall be subject to LCP policies.
- Policy CD-15.3** **Mariculture in the Coastal Zone.** The County supports and encourages mariculture in the Coastal Zone for the purposes of producing food, enhancing and restoring fisheries stocks, and contributing to the State's economy. The need for mariculture sites in coastal waters should be balanced with the need to provide for other uses, such as commercial fishing, recreational

clamming and boating, and the need to protect coastal wildlife, water, and visual resources.

Program CD-15.3a Feasibility Analysis. The County Community Development Agency will analyze the feasibility and desirability of revising the C-RSP zoning district to include mariculture as a conditional use.

Policy CD-15.4 **Village Development.** To maintain the character, heritage and identity of the villages in West Marin, the County shall adopt a community plan for each community. As needed, community plans shall be periodically revised.

Policy CD-15.5 **Village Boundaries.** The following issues should be considered if changes in village boundaries are proposed as amendments to community plans:

Boundaries of existing developed areas. In some cases, infilling within these areas is the only expansion recommended.

Boundaries within which villages should be allowed to expand in the future. Criteria setting these boundaries are described below.

"Area of interest," boundaries for each village, outside the area of expansion but close enough that any development or use has significant impacts on the village. These boundaries will be set during the preparation of village plans.

Criteria Used in Setting Village Expansion Area Boundaries:

boundaries of existing and proposed public open space (Golden Gate National Recreation Area, Point Reyes National Seashore);

boundaries used in studies by the Community Development Agency and local planning groups;

areas under agricultural zoning;

service area boundaries of utility districts;

watershed boundaries;

natural barriers: terrain, water, cliffs, open space separating developed areas;

man-made barriers: roads, dikes;

adequate land to accommodate population growth projections and to allow flexibility and choice;

existing subdivisions;

floodplains and areas subject to seismic hazard.

Policy CD-15.6

Avoid Large-Scale Development. Large-scale development within villages that would rapidly or drastically change the character of the village or require expensive new urban services should be discouraged, but social and economic diversity should be encouraged. The expansion of public utilities should be coordinated with Plan policies.

Policy CD-15.7

Diversity in Lot Size and Architecture. Diversity in lot size and architecture should be encouraged.

Policy CD-15.8

Historic Structures. Historic structures should be preserved, and the long-established character of village centers should be enhanced. The overall physical character of present villages should be protected from damage or rapid change. Of particular importance are historic buildings or areas that meet one or more of the following criteria:

age;

a fine example of a particular style;

a work of a notable architect or builder;

the site of an historic event;

a building associated with a famous person;

industries or activities that are part of the history of the area.

Policy CD-15.9

Tourist Facilities. No large tourist facility should be allowed in the villages, but some small tourist-oriented businesses may be permitted. Within villages and expansion areas, small-scale needs to serve visitors to major public recreation areas and tourist

developments such as campgrounds, hotels, shops, and restaurants should be permitted, if they are consistent with local community plans.

Policy CD-15.10

Village Commercial Residential Designation. Village commercial residential and coastal village commercial residential designations shall be established in West Marin villages. These designations shall allow flexibility in use, density, and FAR depending on parcel size and configuration, parking needs, mix of residential and commercial uses, and community plan policies. Standards shall be established in the Marin County Zoning Ordinance (Title 22) and shall be applied on a site-specific basis.

Policy CD-15.11

Muir Beach. The Muir Beach Community Plan shall govern land use in Muir Beach. The community should maintain its rural residential environment with surrounding lands designated for agricultural use. *Coastal single-family residential* densities shall range from 4 units per acre to 1 unit per 5 acres. *Coastal residential commercial* land use shall be designated at a density of 1 unit per acre to 1 unit per 20 acres and an FAR of .3 to .5. *Coastal agriculture* shall be designated at 1 housing unit per 30 to 60 acres. Land shall be designated for *open space*. Land use for Muir Beach is shown on Land Use Policy Map 7.2.

Policy CD-15.12

Stinson Beach. The Stinson Beach Community Plan shall govern land use in Stinson Beach. Single-family densities should be retained. Second units should be legalized to the extent possible, and the limits of the present community plan area should be retained. *Coastal single-family residential* densities shall range from 7 units per acre to 1 unit per 5 acres; *coastal multi-family residential* densities shall range from 1 to 4 units per acre. *Coastal retail commercial* shall be established at an FAR of .05 to .25. *Coastal commercial residential* land use shall be designated at a density of 1 unit per acre to 1 unit per 20 acres and FAR of .3 to .5. *Coastal agriculture* shall range from a density of 1 housing unit per 2 to 10 acres. Land shall be designated for *open space*. Land use for Stinson Beach is shown on Land Use Policy Map 7.3.

Policy CD-15.13

Bolinas. The Bolinas Community Plan and the Bolinas Gridded Mesa Plan shall govern land use in Bolinas. A mix of agricultural and residential uses should be retained and development of local jobs for residents should be encouraged. There should be safe, environmentally-sound development on the Bolinas Mesa based on the following constraints: septic capacity,

slope stability, drainage, and geologic hazards. *Coastal single-family residential* densities shall range from 4 units per acre to 1 unit per 5 acres. *Coastal residential commercial* land use shall be designated at a density of 1 unit per acre to 1 unit per 20 acres and an FAR of .3 to .5. *Coastal agriculture* shall range from 1 housing unit per 2 acres to 1 unit per 60 acres. Land shall be designated for *open space* and for *public facilities* or *agriculture* at a density of 1 unit per 2 to 10 acres. Land use for Bolinas is shown on Land Use Policy Map 7.4.

Policy CD-15.14

San Geronimo Valley. The San Geronimo Valley Community Plan shall govern land use in the San Geronimo Valley. The rural atmosphere of the valley and the strong identity of the villages of Woodacre, San Geronimo, Forest Knolls, and Lagunitas shall be maintained. Outside village boundaries, land uses shall include *single-family residential* at densities ranging from 1 unit per 5 acres to 1 unit per 60 acres; *agricultural* at 1 unit per 2 acres to 1 unit per 60 acres, and *commercial recreation* at an FAR of .005 to .01. Land use for the San Geronimo Valley is shown on Land Use Policy Map 7.5.0.

Land uses in the four villages shall include *single-family residential* ranging from 4 units per acre to 1 unit per 20 acres. *Commercial residential* uses shall be established at residential densities ranging from 1 unit per acre to 1 unit per 20 acres and FARs ranging from .3 to .5. *General commercial* land use shall range from FAR .05 to .15. *Commercial Recreational* FAR shall range from .005 to .01. Land shall be designated for *public facilities* and *open space*. Land use for the villages of Woodacre, San Geronimo, Forest Knolls, and Lagunitas are shown on Land Use Policy Maps 7.5.1 through 7.5.4.

Policy CD-15.15

Nicasio. The Nicasio Valley Community Plan shall govern land use in Nicasio. Land shall be retained in parcels large enough to allow the continuation of agriculture. New residential development shall be in harmony with natural resources and agriculture, and land use impacts on the Nicasio Reservoir shall be minimized to maintain and improve water quality. *Agricultural* land use designations shall range from 1 housing unit per 2 acres to 1 unit per 60 acres. *Residential commercial* land use shall be established at *residential* densities ranging from 1 unit per acre to 1 unit per 20 acres and at *commercial* FARs ranging from .3 to .5. Land shall be designated for *open space* and for *public facilities* or *agriculture* at a density of 1 unit per

30 to 60 acres. Land use for Nicasio is shown on Land Use Policy Map 7.6.

Policy CD 15.16

Northwest Marin. Land use outside community plan areas and the Point Reyes National Seashore and Golden Gate National Recreation Area shall be designated for *agriculture* at densities of 1 housing unit per 30 acres to 1 unit per 60 acres. Park and water district lands shall be designated as *open space*. Land shall be designated for *coastal commercial recreation* at an FAR of .005 to .10. A mineral resource area shall be designated. Land use for Northwest Marin is shown on Land Use Policy Map 7.7.

Program 15.16a

Mineral Resource Area. The mineral resource area shall be designated with a mineral resource overlay zone on the Marin County maps.

Policy CD 15.17

Olema. Land use in Olema shall be designated as follows: *coastal single-family residential* at 1 to 2 units per acre; *coastal residential commercial* at *residential* densities ranging from 1 unit per acre to one unit per 20 acres and *commercial* FARs from .3 to .5; *coastal recreational commercial* from .05 to .15 FAR; and *coastal agricultural* at 1 unit per 2 acres to 1 unit per 10 acres. Land use for Olema is shown on Land Use Policy Map 7.8.

Policy CD-15.18

Point Reyes Station. The Point Reyes Station Community Plan shall govern land use in the Point Reyes Community Plan Area. Commercial development shall be maintained in the downtown core. The present scale of development shall be maintained throughout the village and home occupations and cottage industry shall be encouraged. *Coastal single-family residential* densities shall range from 4 units per acre to 1 unit per acre. *Coastal multi-family residential* density shall range from 5 to 10 units per acre. *Coastal residential commercial* land use shall be designated at *residential* densities ranging from 1 unit per acre to 1 unit per 20 acres, and *commercial* FARs ranging from .3 to .5. *Coastal agricultural* land use shall range from 1 housing unit per 2 acres to 1 unit per 60 acres. *Coastal open space* shall be designated. Land use for the Point Reyes Community Plan Area is shown on Land Use Policy Map 7.9.

Policy CD-15.19

Inverness Ridge. The Inverness Ridge Community Plan shall govern land use in the Inverness and Inverness Park communities. Established neighborhoods shall be maintained. Inverness Ridge shall be preserved for viewshed and watershed purposes and land and watershed areas along Tomales Bay shall

be conserved. *Coastal single-family residential* land use shall range from 1 unit per acre to 1 unit per 20 acres. *Coastal general commercial* FAR shall be .05 to .3 and *coastal recreational commercial* FAR shall be .05 to .15. *Coastal agricultural* land use shall range from 1 housing unit per 30 acres to 1 unit per 60 acres. Land shall be designated for *coastal open space*. Land use in the Inverness Ridge Area is shown on Land Use Policy Map 7.10.

Policy CD-15.20

East Shore of Tomales Bay. The East Shore Community Plan shall govern land use in the East Shore Planning Area. The agriculture and commercial fishing activities shall be maintained and the small-town atmosphere of Marshall and its local-serving commercial activities shall be retained. Development rights should be transferred from the ranches to the village areas. *Coastal single-family residential* densities shall range from 1 unit per acre to 1 unit per 5 acres. *Coastal residential commercial* land use shall be designated at *residential* densities ranging from 1 unit per acre to 1 unit per 20 acres and *commercial* FARs ranging from .3 to .5.

Coastal general commercial FAR shall be .05 to .1. *Coastal recreational-commercial* FAR shall be .05 to .3. *Coastal agricultural* land use shall range from 1 unit per 2 acres to 1 unit per 60 acres. Land shall be designated for *open space*. Land use for the East Shore is shown on Land Use Policy Maps 7.11.0, 7.11.1, and 7.11.2.

Policy CD-15.21

Tomales. The Tomales Community Plan shall govern land use in Tomales. The visual and historic character of Tomales shall be preserved; low density shall be maintained at the periphery of the community and the agricultural designation for lands outside the town shall be maintained. *Coastal single-family residential* density shall range from 7 units per acre to 1 unit per 5 acres. *Coastal general commercial* FAR shall be .1 to .25. *Coastal agricultural* designations shall range from 1 unit per 2 acres to 1 dwelling unit per 30 acres. Land shall be designated for *coastal residential commercial* use at *residential* densities ranging from 1 unit per acre to 1 unit per 20 acres and *commercial* FARs ranging from .3 to .5. Land shall be designated for *public facilities* or for *residential commercial* at 1 unit per 1 to 20 acres or an FAR of .3 to .5 or for *agriculture* at 1 unit per 2 to 10 acres. Land use for Tomales is shown on Land Use Policy Map 7.12.

Policy CD-15.22

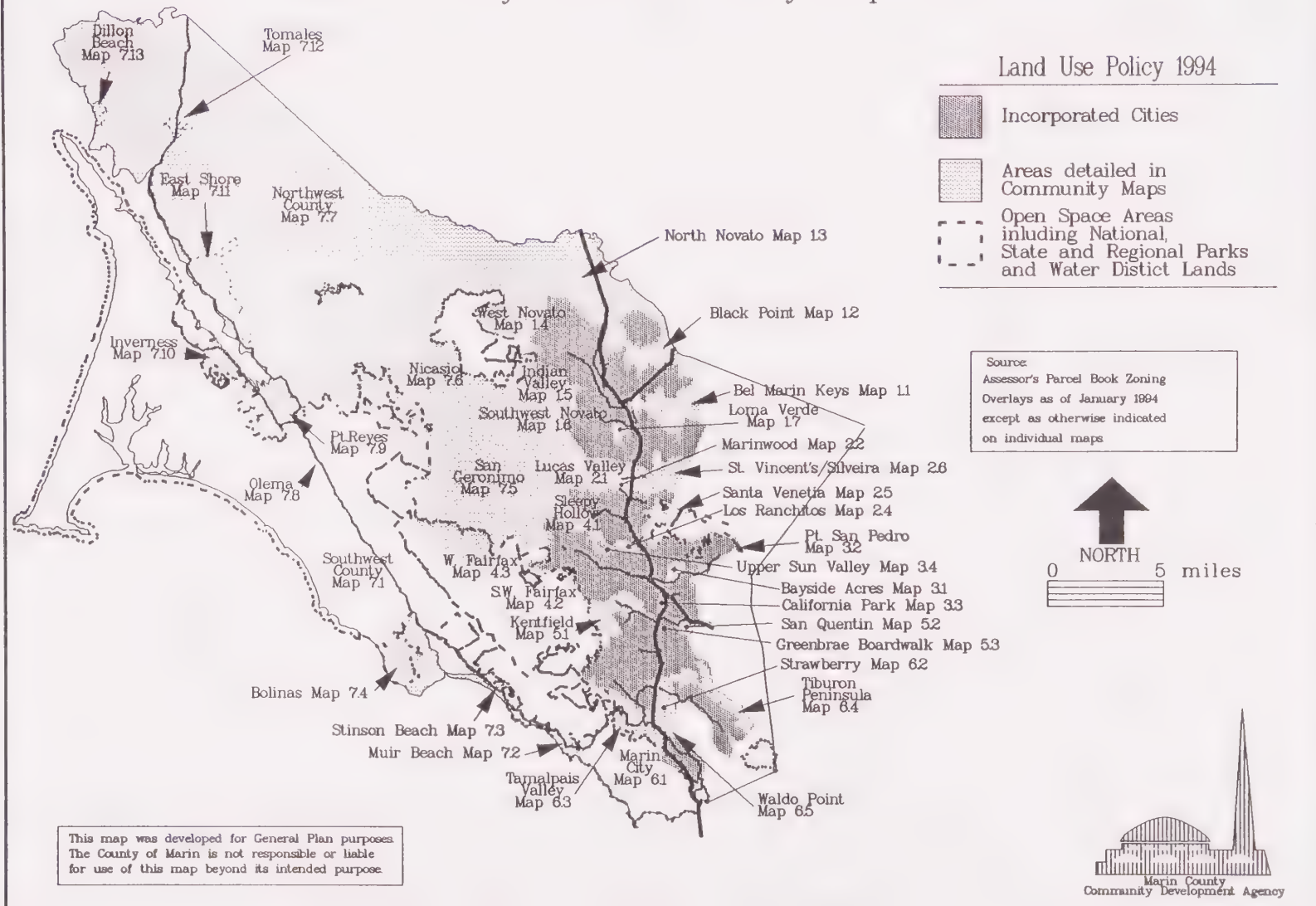
Dillon Beach. Land use for Dillon Beach shall be governed by the Dillon Beach Community Plan. The community's environmentally sensitive features shall be protected through sound conservation and development policies. Public access and public recreation opportunities shall be provided consistent with resource preservation and the rights of property owners. Socioeconomic diversity of lifestyles shall be recognized and provision shall be made for their continuance. *Coastal single-family residential* densities shall range from 7 units per acre to 1 unit per 5 acres, and *coastal multi-family residential* density 1 to 4 units per acre. *Coastal residential commercial* land shall be designated at *residential* densities ranging from 1 unit per acre to 1 unit per 20 acres and commercial FARs ranging from .3 to .5. *Coastal recreational commercial* FAR shall be .005 to .1. Land shall be designated for *coastal agriculture* at 1 housing unit per 30 to 60 acres. Land use for Dillon Beach is shown on Land Use Policy Map 7.13.

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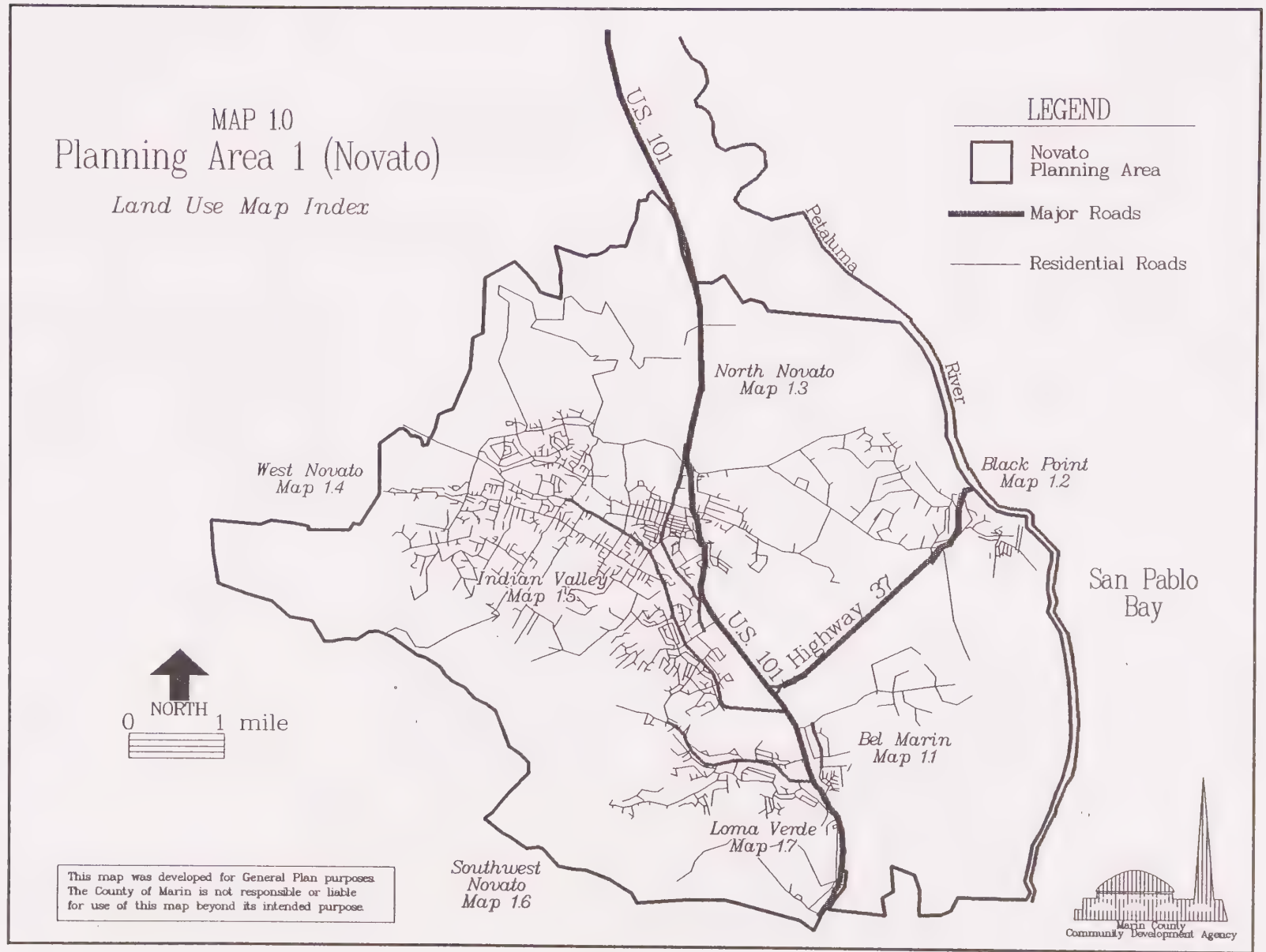
LAND USE POLICY MAPS

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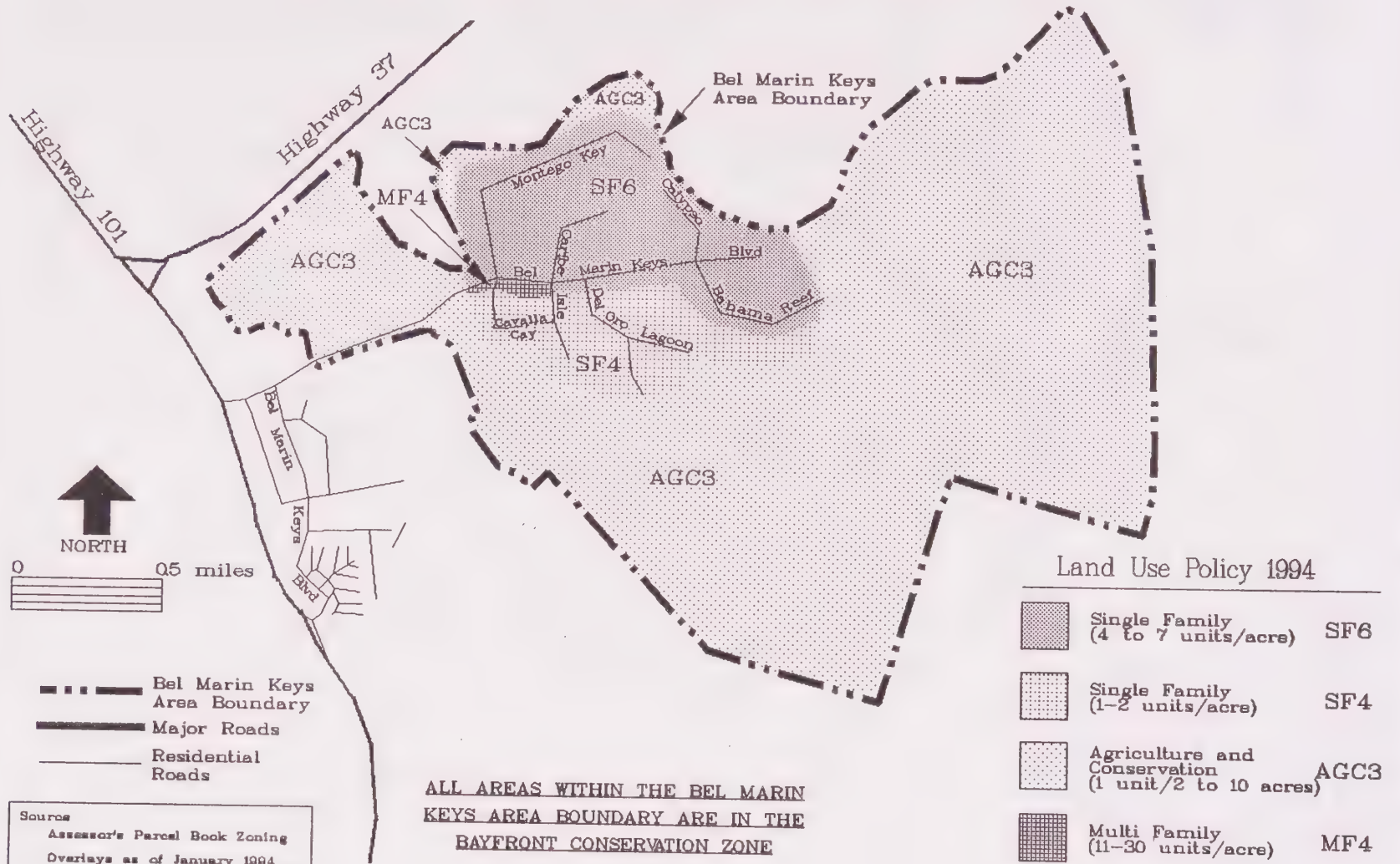
MAP 0.0 Marin County Land Use Policy Map Index



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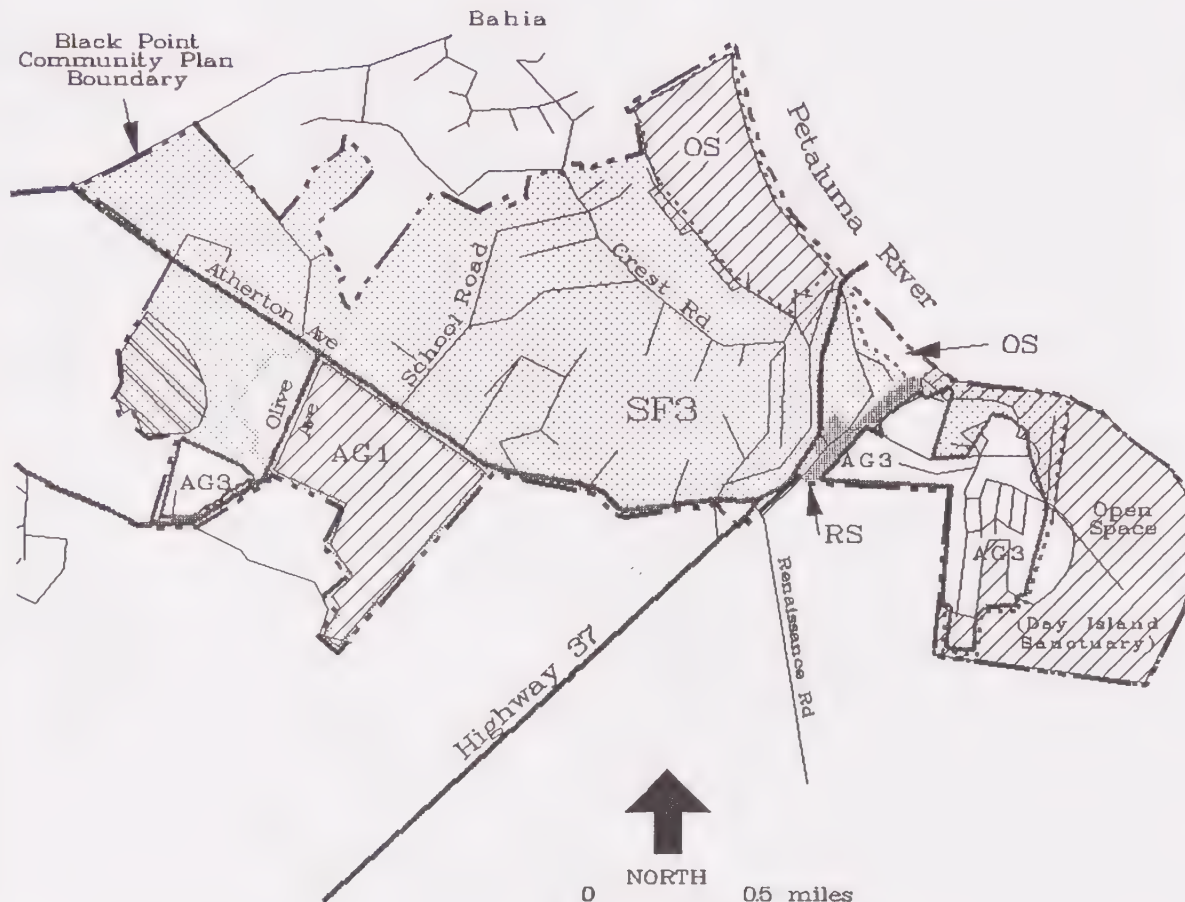


MAP 11 Bel Marin Keys Area Land Use Policy Map



MAP 12 Black Point Land Use Policy Map

Land Use Policy 1994



- SF3** Single Family Residential
(1 unit/ 1-5 Acres)
- RS** Commercial Residential
(1 unit/1 to 5 acres)
(F.A.R. = 0.1 to 0.3)
- AG3** Agriculture
(1 unit/2-10 Acres)
- AG1** Agriculture
(1 unit/30-60 Acres)
- OS** Open Space
- Bayfront Conservation Zone Areas
- Ridge and Upland Greenbelt Areas
(See Land Use Policy CD #12)
- Black Point Community Plan Boundary
- Major Roads
- Residential Roads

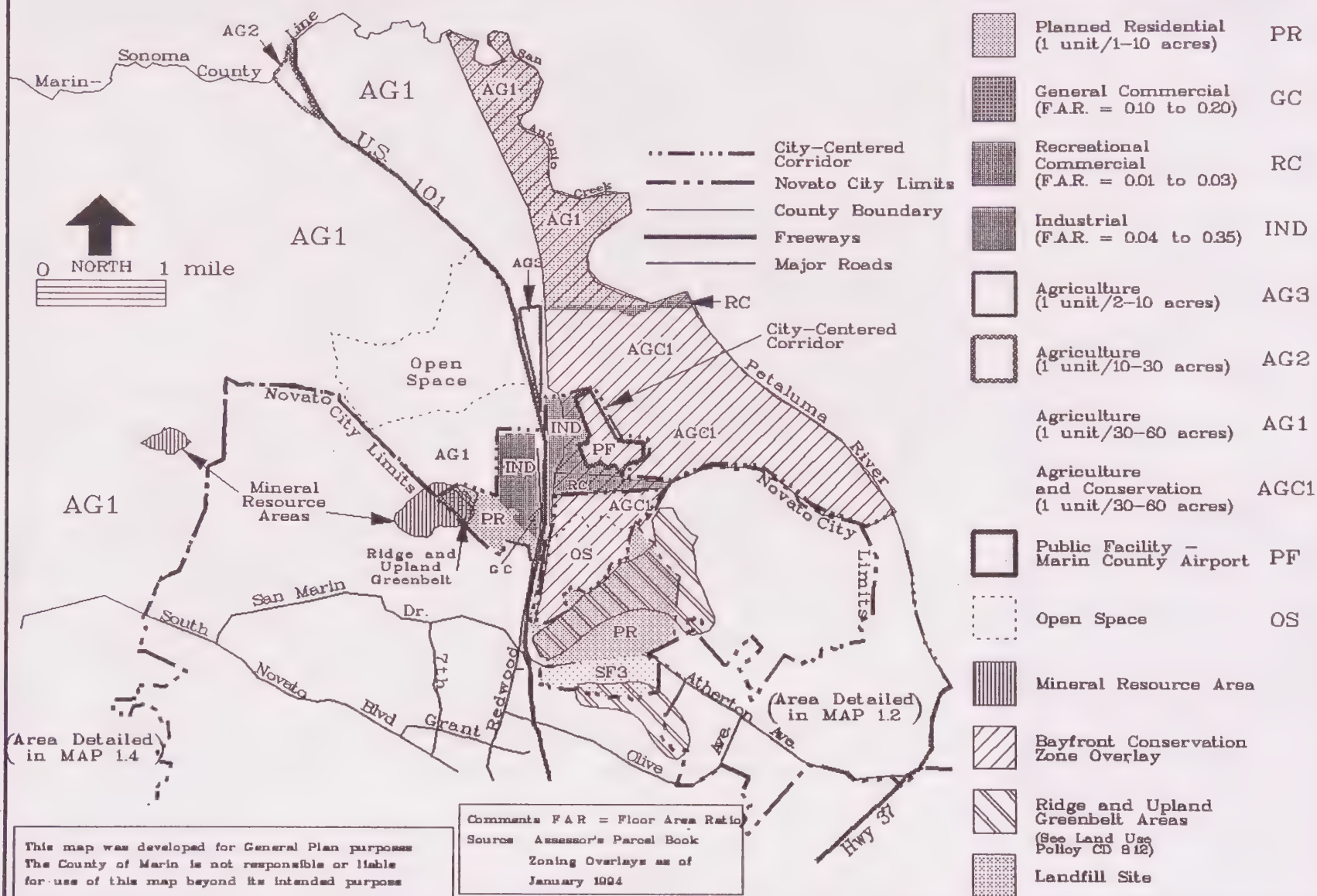
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Comments: F.A.R. = Floor Area Ratio
Source: Assessor's Parcel Book Zoning
Overlays as of January 1994











MAP 1.3 North Novato Land Use Policy Map



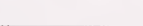

Land Use Policy 1994

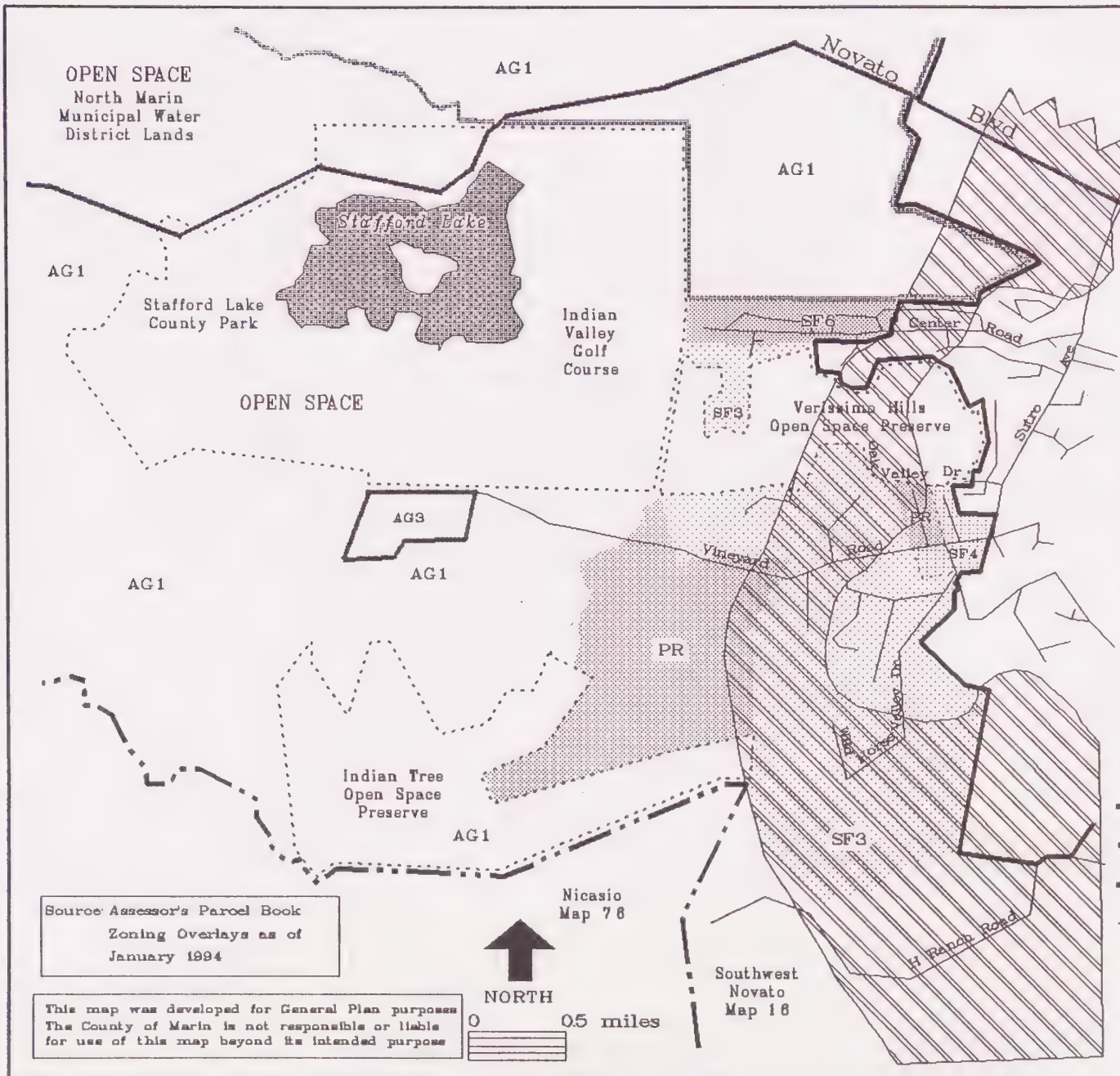
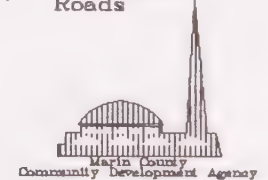


MAP 1.4 West Novato Land Use Policy Map

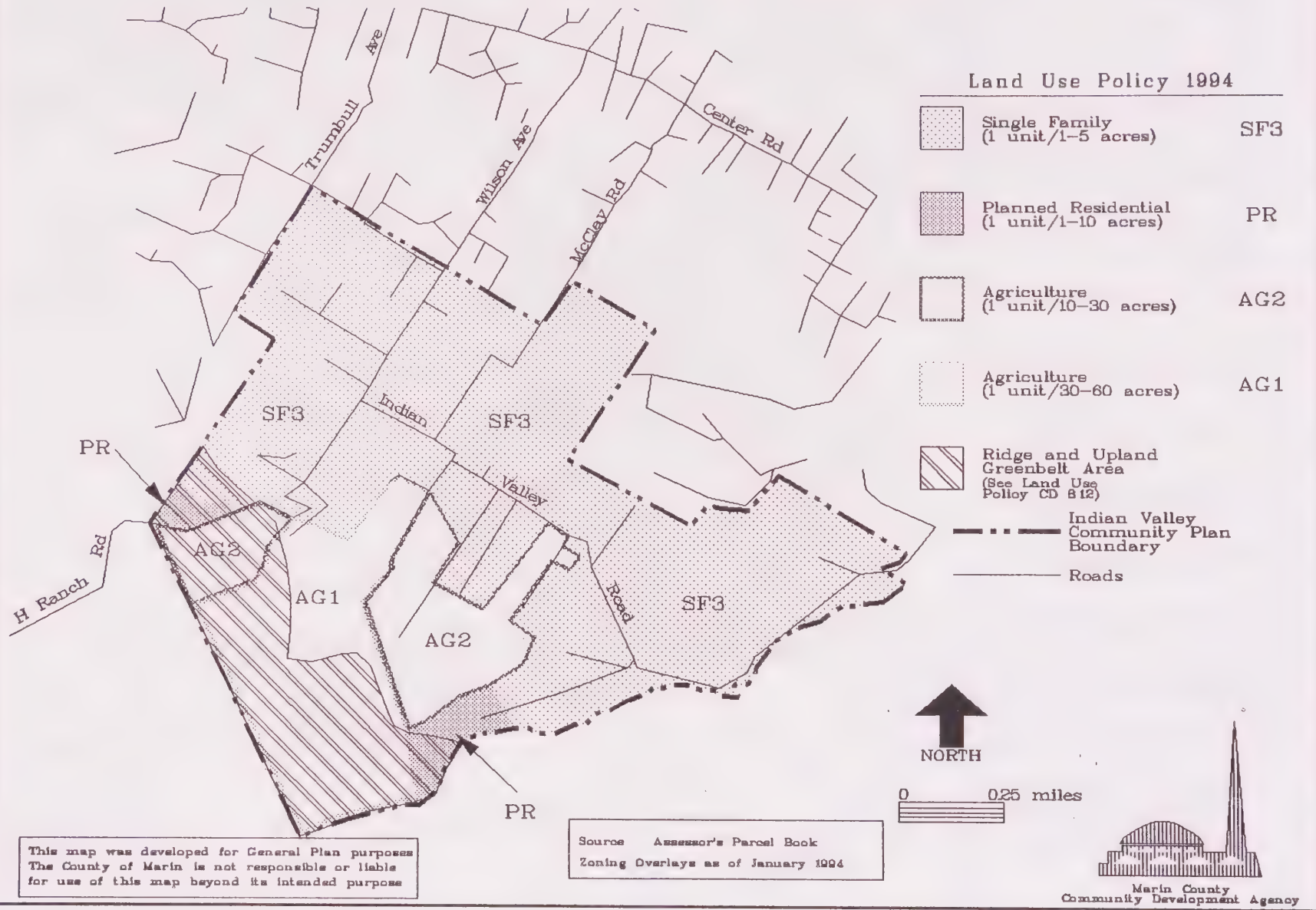
Land Use Policy 1994

-  **SF6** Single Family (2-4 units/acre)
-  **SF4** Single Family (1-2 units/acre)
-  **SF3** Single Family (1 unit/1-5 acres)
-  **PR** Planned Residential (1 unit/1-10 Acres)
-  **AG3** Agriculture (1 unit/2-10 acres)
-  **AG1** Agriculture (1 unit/30-60 acres)
-  **Open Space**
-  **Ridge and Upland Greenbelt Areas**
(See Land Use Policy CD 812)

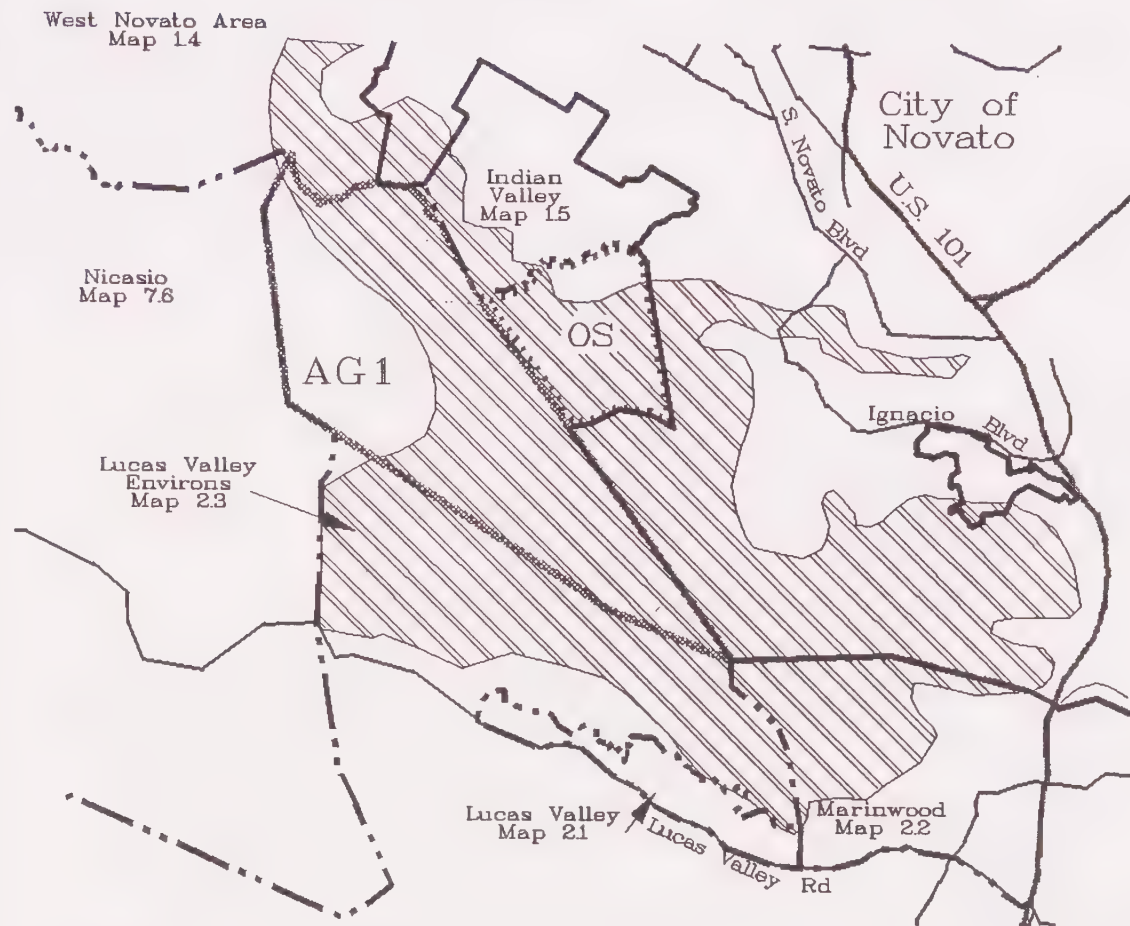
-  **City Boundary**
-  **Community Plan Area**
-  **Major Roads**
-  **Residential Roads**






MAP 1.5 Indian Valley Land Use Policy Map



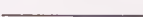


MAP 16 Southwest Novato Land Use Policy Map



Land Use Policy 1994

-  Agricultural (1 unit/30-60 acres) AG1
-  Open Space OS
-  Ridge and Upland Greenbelt Areas (See Land Use Policy CD 812)

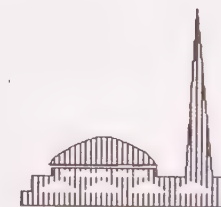
-  Community Boundaries
-  Novato City Boundary
-  Major Roads



0 1 mile

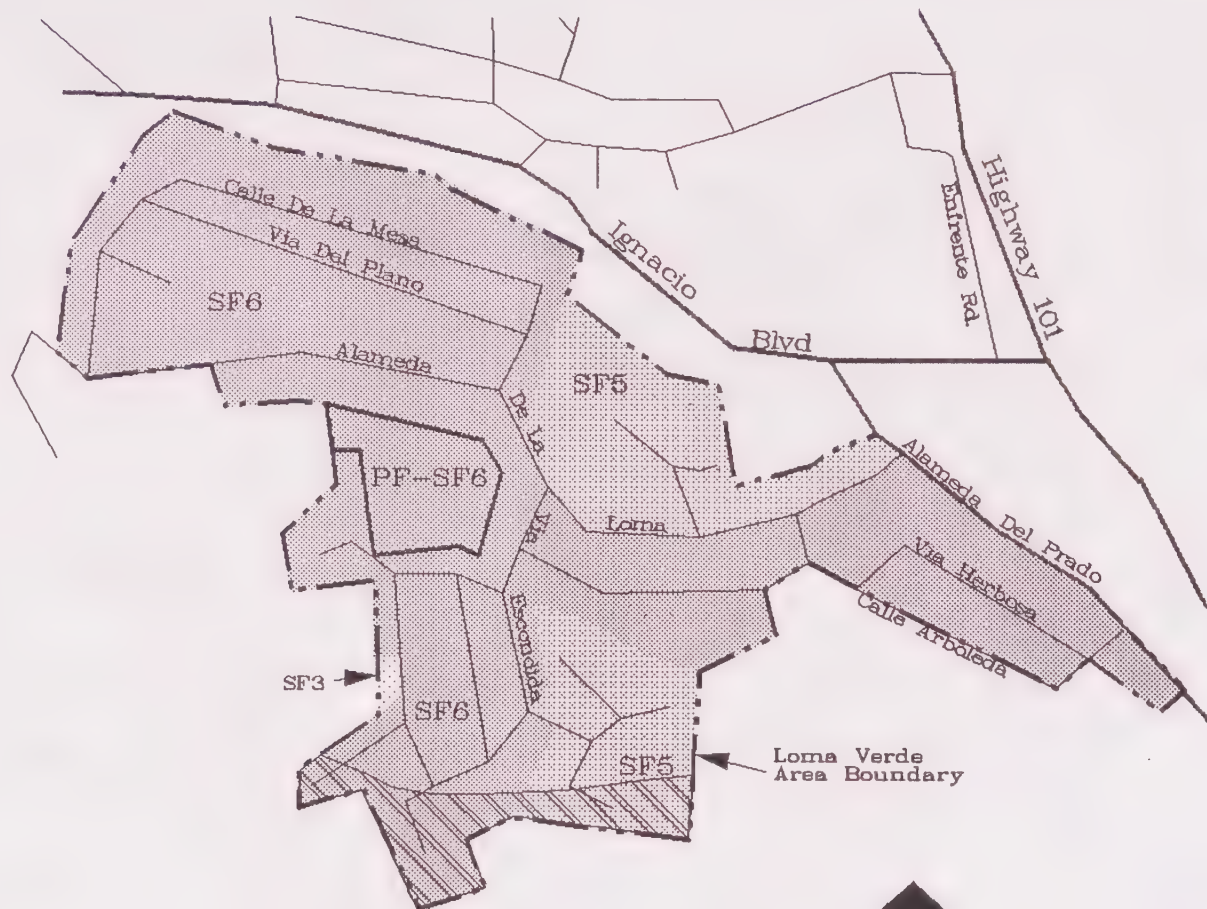
Source:
Assessors Parcel Book Zoning
Overlays as of January 1994

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








Marin County
Community Development Agency

MAP 17 Loma Verde Area Land Use Policy Map

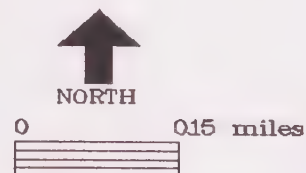


Land Use Policy 1994

-  Single Family (4-7 units/acre) SF6
-  Single Family (2-4 units/acre) SF5
-  Single Family (1 unit/1-5 acres) SF3
-  Public Facility Single Family (4-7 units/acre) PF-SF6
-  Ridge and Upland Greenbelt Areas (See Land Use Policy CD 812)
-  Loma Verde Area Boundary
-  Major Roads
-  Residential Roads

Source
Assessor's Parcel Book Zoning
Overlays as of January 1994

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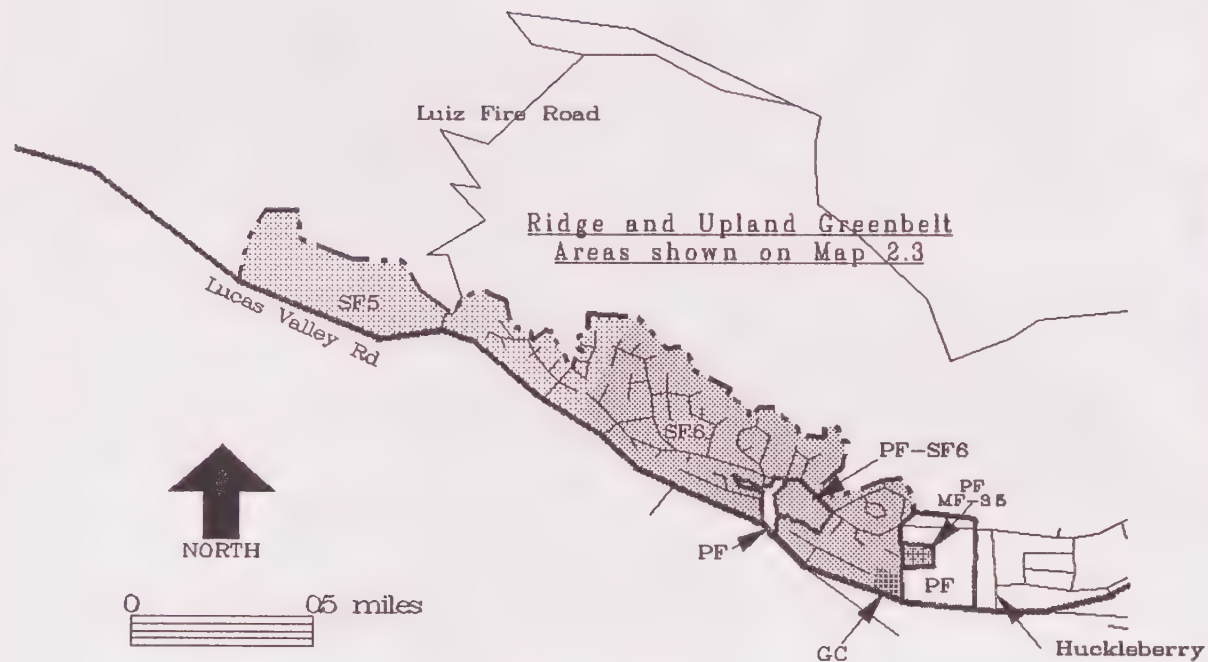
MAP 2.0
Planning Area 2 (Las Gallinas Valley)
Land Use Map Index



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MAP 2.1 Lucas Valley Land Use Policy Map



Source: Assessor's Parcel Book
Zoning Overlays as of
January 1994

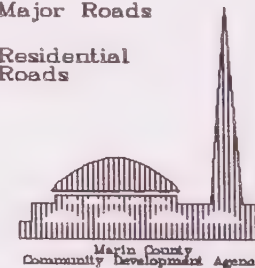
F.A.R. = Floor Area Ratio

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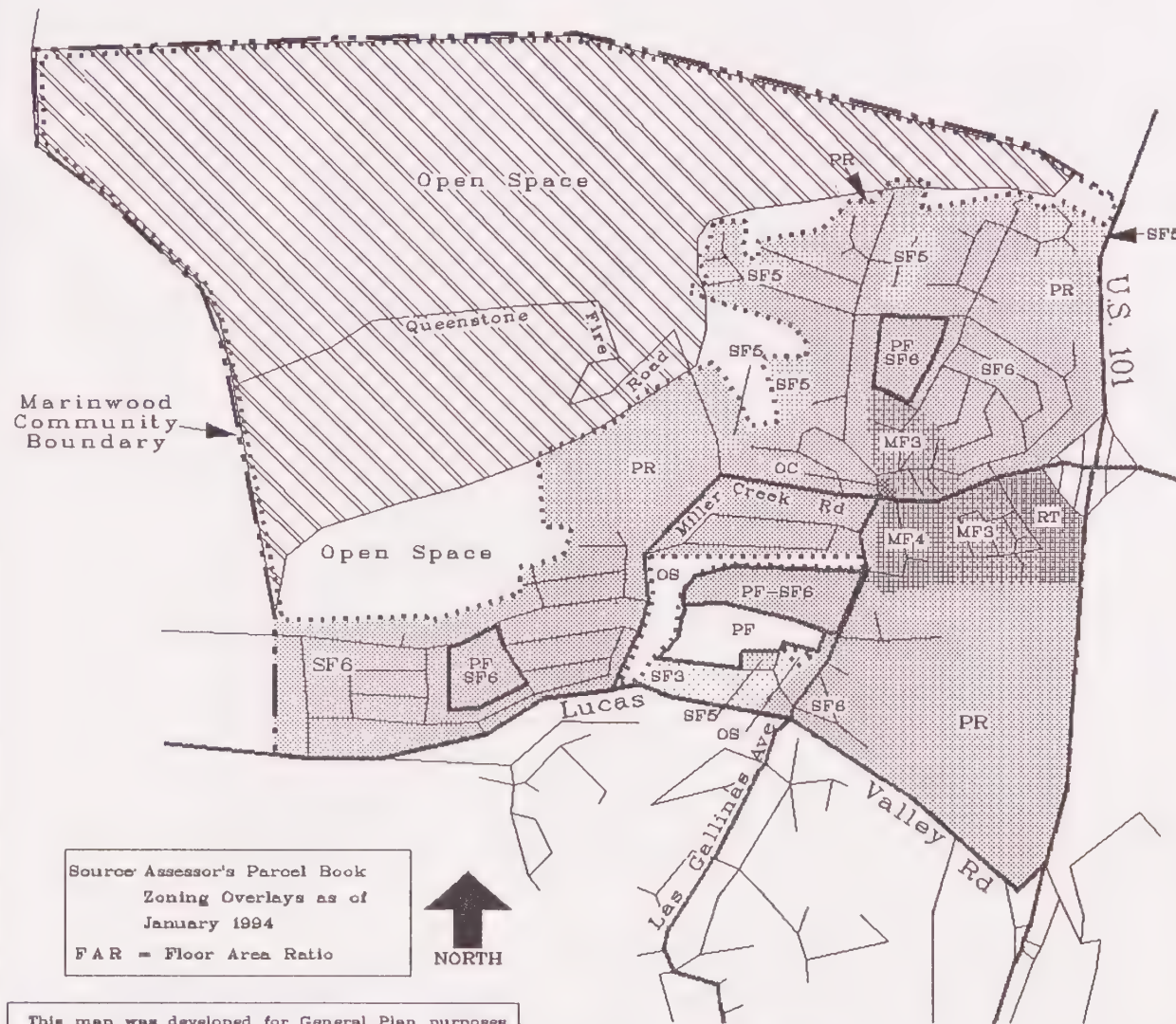
Land Use Policy 1994

	Single Family (4 to 7 units/acre)	SF6
	Single Family (2-4 units/acre)	SF5
	General Commercial (F.A.R.= 0.1 to 0.2)	GC
	Public Facility Multi-Family (5-16 units/acre)	PF MF-35
	Public Facility Single-Family (4-7 units/acre)	PF SF6
	Public Facility	PF

- Community Boundary
- Major Roads
- Residential Roads



MAP 2.2 Marinwood Land Use Policy Map



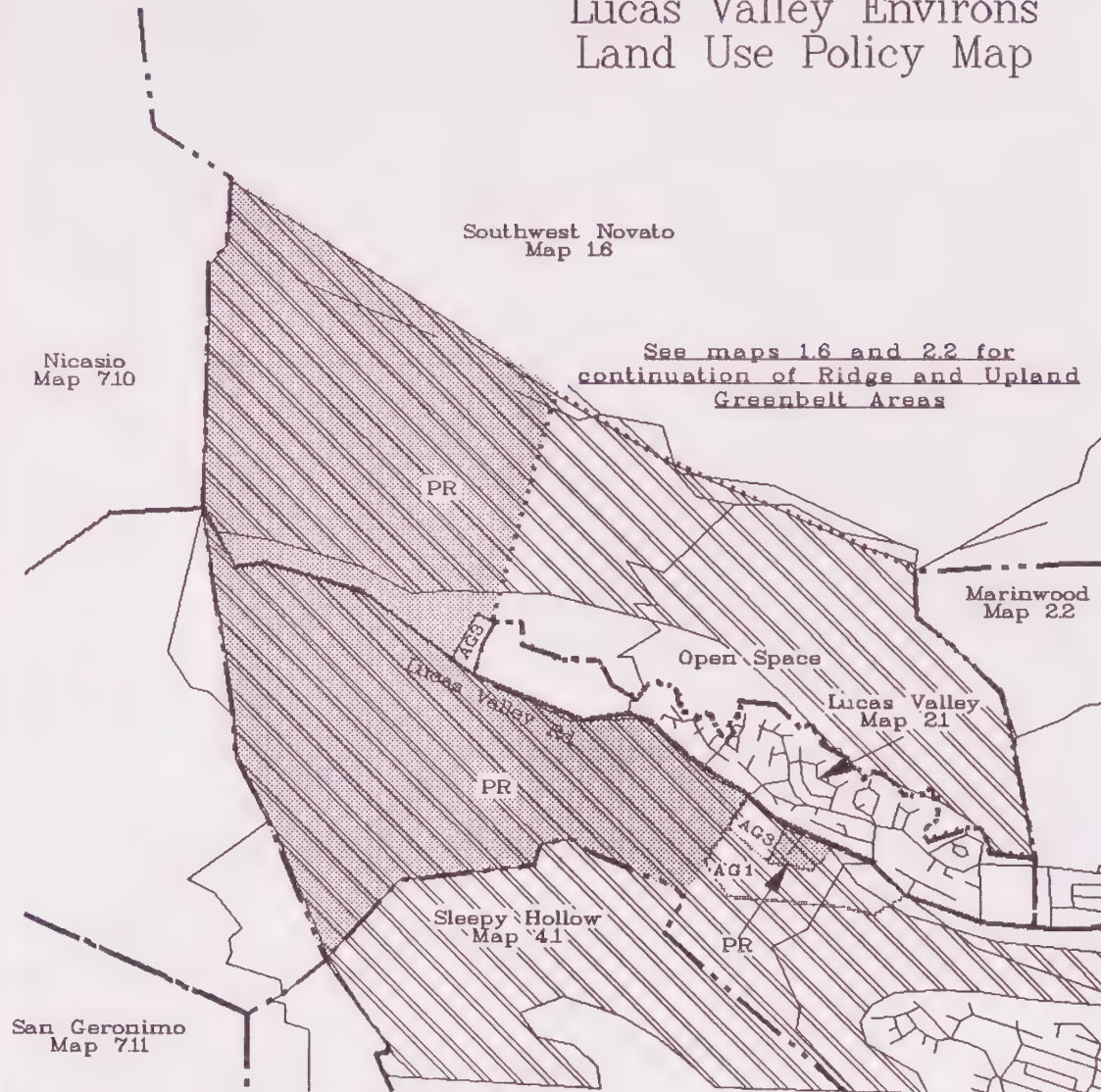
Source: Assessor's Parcel Book
Zoning Overlays as of
January 1994
FAR = Floor Area Ratio

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

Land Use Policy 1994

	Single Family 6 (4 to 7 units/acre)	SF6
	Single Family 5 (2 to 4 units/acre)	SF5
	Single Family 3 (1 unit/1-5 acres)	SF3
	Multi-Family 4 (11-30 units/acre)	MF4
	Multi-Family 3 (5-10 units/acre)	MF3
	Planned Residential (1 unit/1-10 acres)	PR
	Office Commercial (F.A.R. = 0.1 to 0.2)	OC
	Retail Commercial (F.A.R. = 0.1 to 0.4)	RT
	Public Facility Single Family (4-7 units/acre)	PF-SF6
	Public Facility Planned Residential (1 unit/1-10 acres)	PF-PR
	Public Facility	PF
	Open Space	OS
	Ridge and Upland Greenbelt Areas (See Land Use Policy CD 8.12)	
	Community Boundary	
	Major Roads	
	Residential Roads	


MAP 23 Lucas Valley Environs Land Use Policy Map







Land Use Policy 1994

-  **PR** Planned Residential
(1 unit/1 to 10 acre)
-  **AG3** Agriculture
(1 unit/2 to 10 acres)
-  **AG2** Agriculture
(1 unit/10 to 30 acres)
-  **AG1** Agriculture
(1 unit/30 to 60 acres)

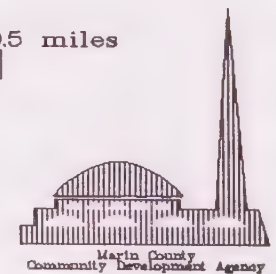
 **Open Space**

 **Ridge and Upland
Greenbelt Areas**
(See Land Use
Policy CD 812)

-  **Community Boundaries**
-  **City Boundaries**
-  **Major Roads**
-  **Residential Roads**



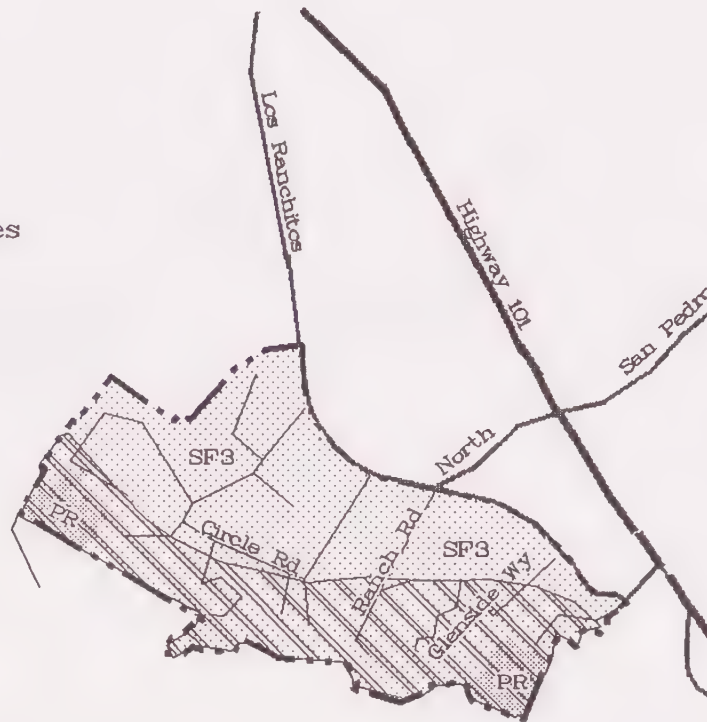
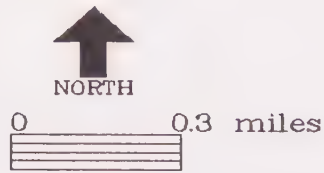
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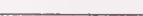
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Source: Assessors Parcel Book Zoning
Overlays as of January 1994.

MAP 24 Los Ranchitos Land Use Policy Map



Land Use Policy 1994

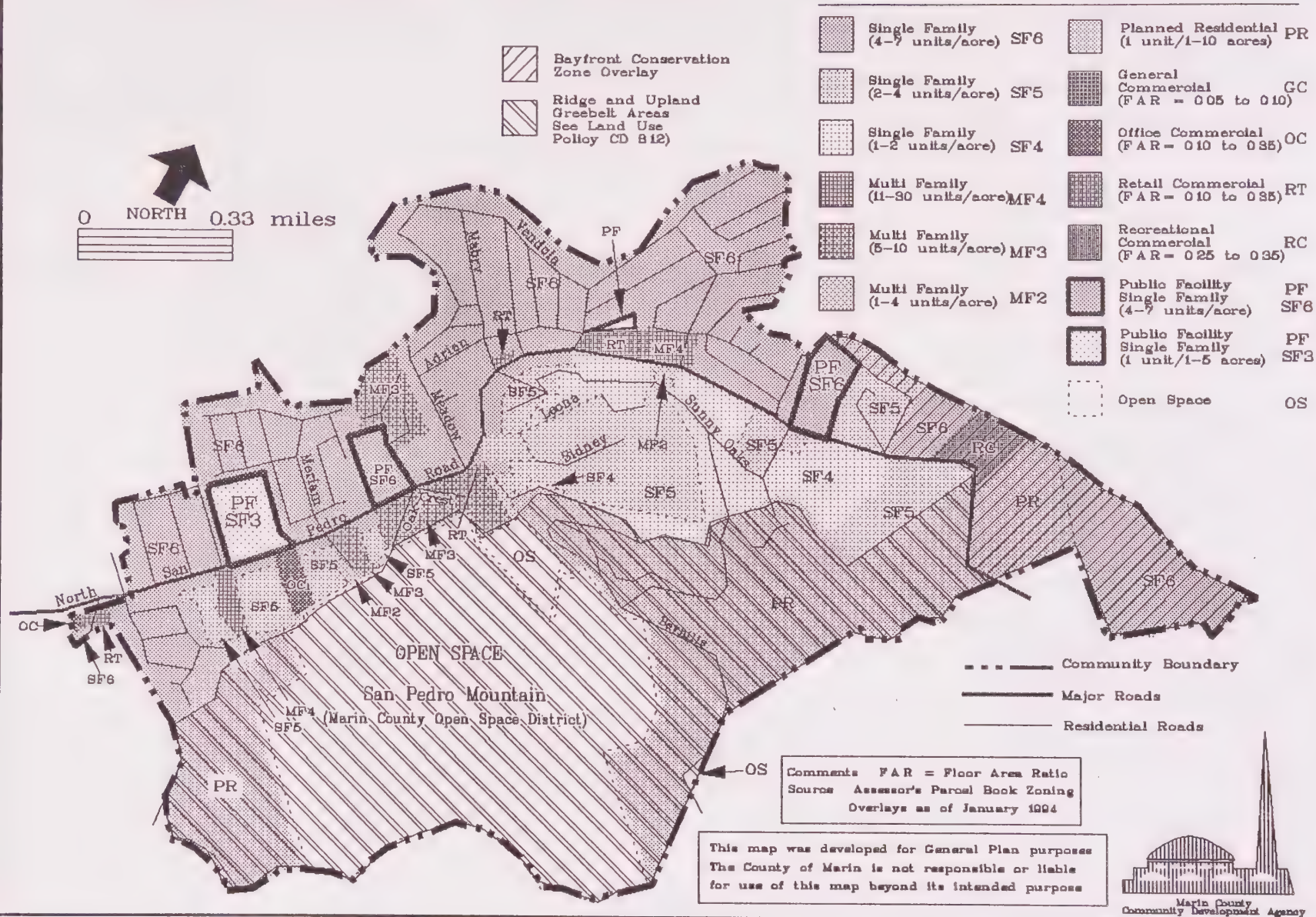
-  Single Family (1 unit/1-5 acres) SF3
-  Planned Residential (1 unit/1-10 acres) PR
-  Ridge and Upland Greenbelt Areas (See Land Use Policy CD 812)
-  San Rafael City Boundaries
-  Major Roads
-  Residential Roads

Comments FAR = Floor Area Ratio
Source: Assessor's Parcel Book Zoning
Overlays as of January 1994

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Land Use Policy 1994



MAP 2.6 St. Vincent's / Silveira Interim Land Use Policy Map



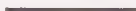

Interim Land Use Policy 1994

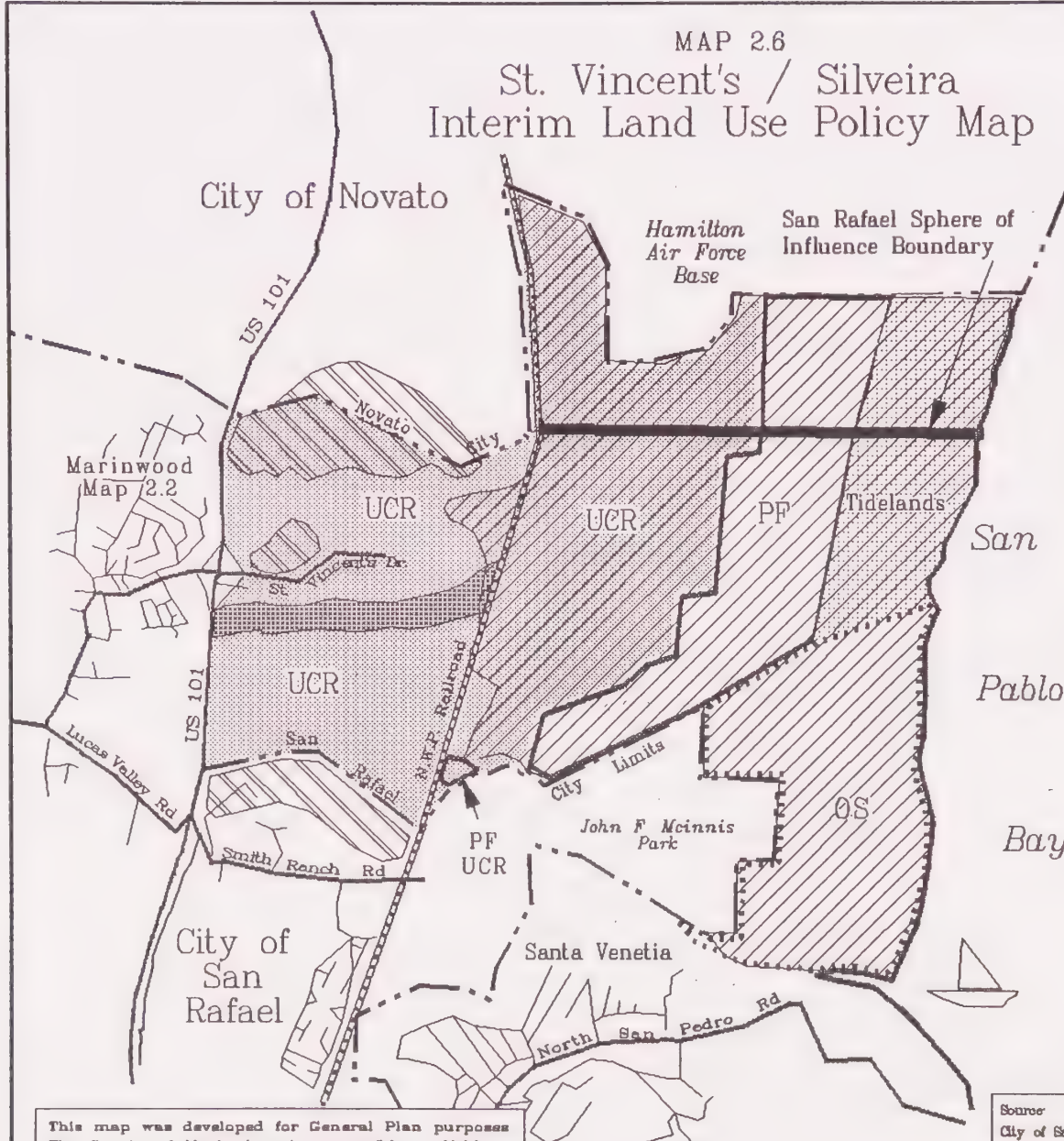
- | | | |
|---|--|-----------|
|  | Urban and Conservation Reserve | UCR |
| | Interim Land Use Designation
1 unit per 100 acres | |
|  | Open Space | OS |
|  | Tidelands: Subject to State Lands jurisdiction | |
|  | Streamside Conservation Zone | |
|  | Ridge and Upland Greenbelt Areas | |
|  | Bayfront Conservation Zone | |
|  | Public Facility/Urban and Conservation Reserve | PF
UCR |
|  | Public Facility | PF |



NORTH

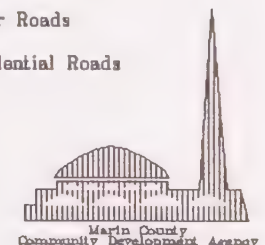
0 0.5 miles

-  Coastline
-  City Boundary
-  Major Roads
-  Residential Roads

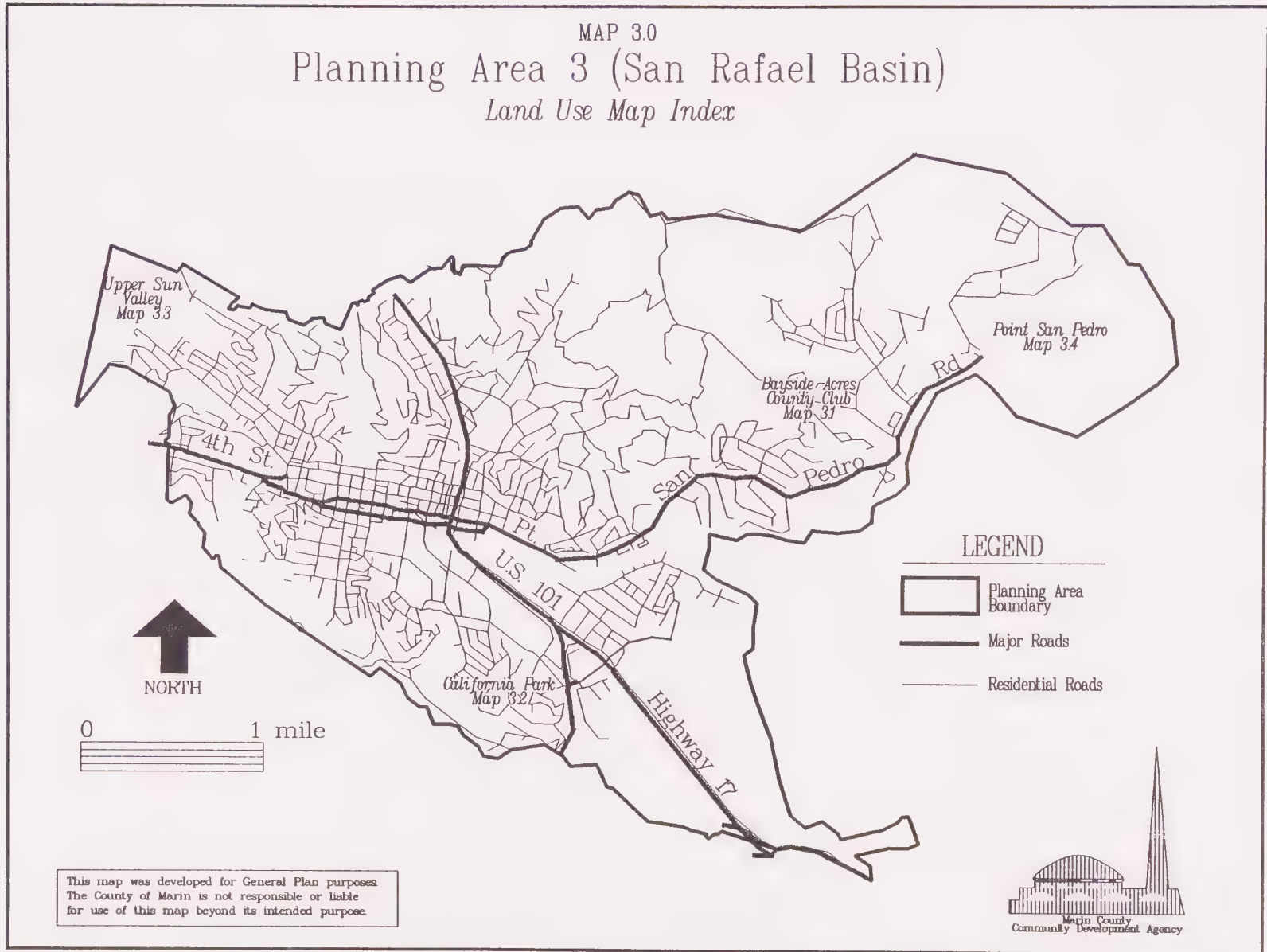


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Source:
City of San Rafael General Plan 2000
and Assessor's Parcel Book Zoning
Overlays as January 1994



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MAP 3.1 Bayside Acres and Country Club Land Use Policy Map

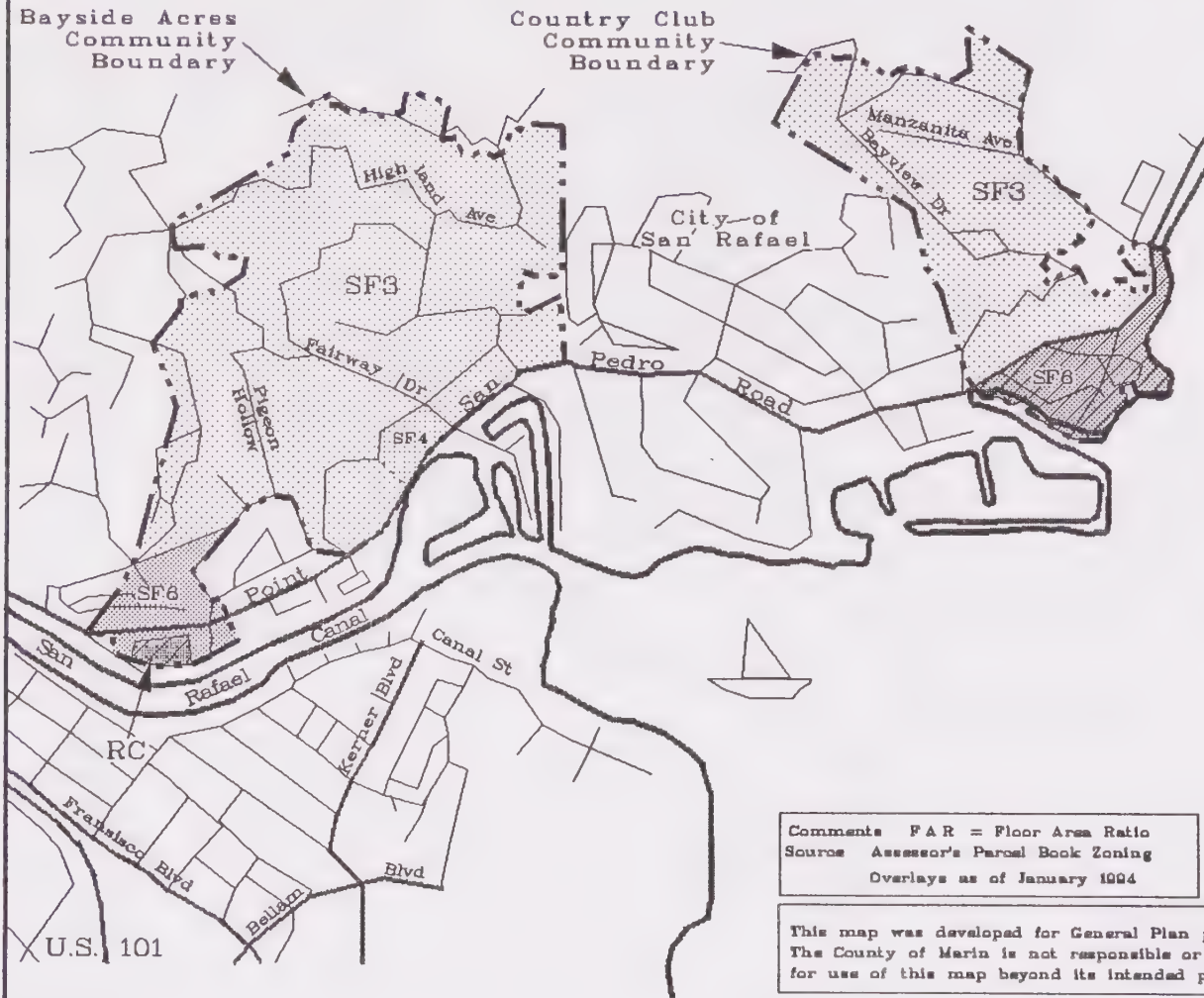
Land Use Policy 1994

	Single Family (4-7 units/acre)	SF6
	Single Family (1-2 units/acre)	SF4
	Single Family (1 unit/1-5 acres)	SF3
	Recreational Commercial (F.A.R. = 0.005 to 0.01)	RC
	Bayfront Conservation Zone	

- Unincorporated Community Boundary
- Coastline
- Major Roads
- Residential Roads



0 0.30 miles

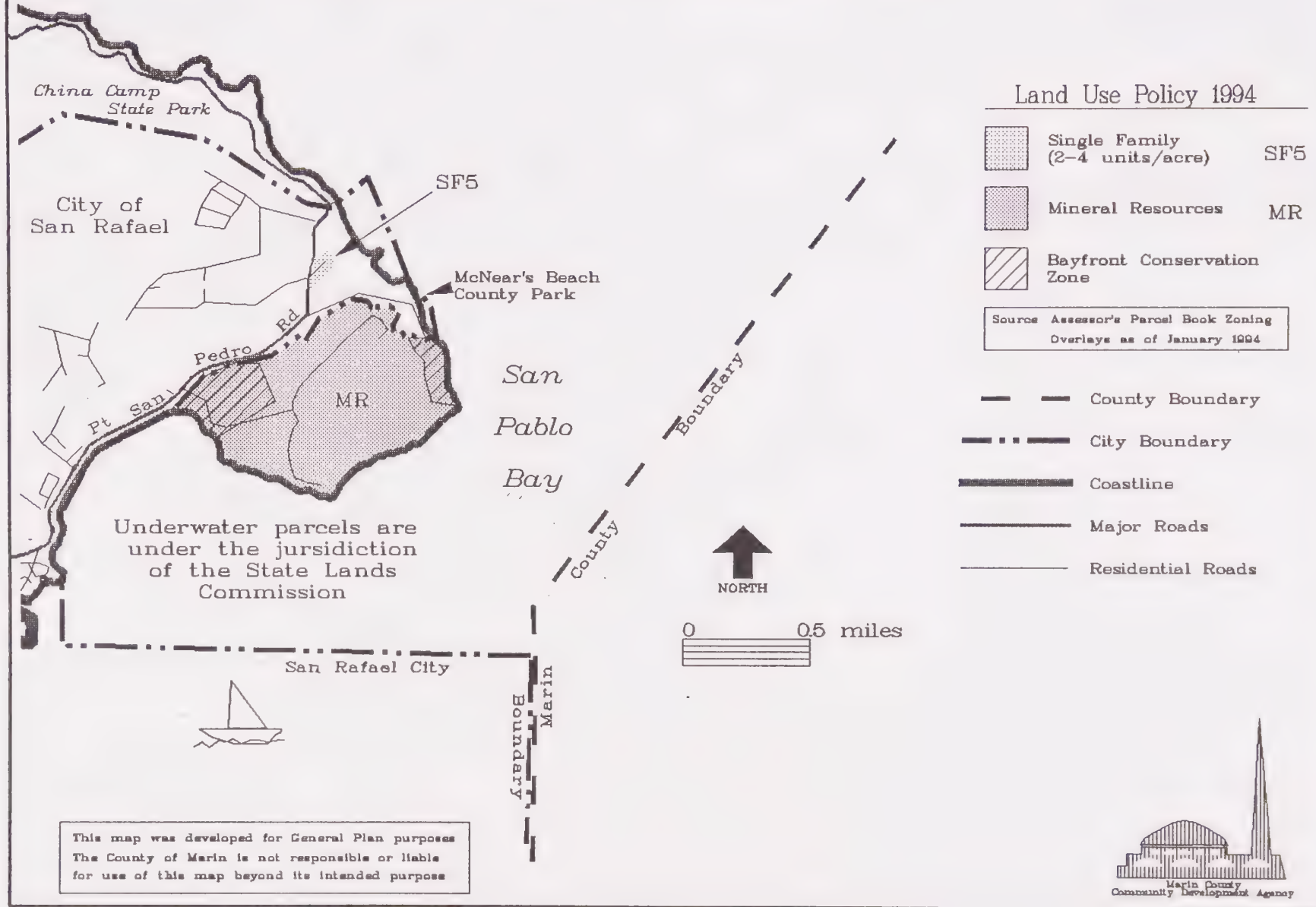


Comments F A R = Floor Area Ratio
Source Assessor's Parcel Book Zoning
Overlays as of January 1994

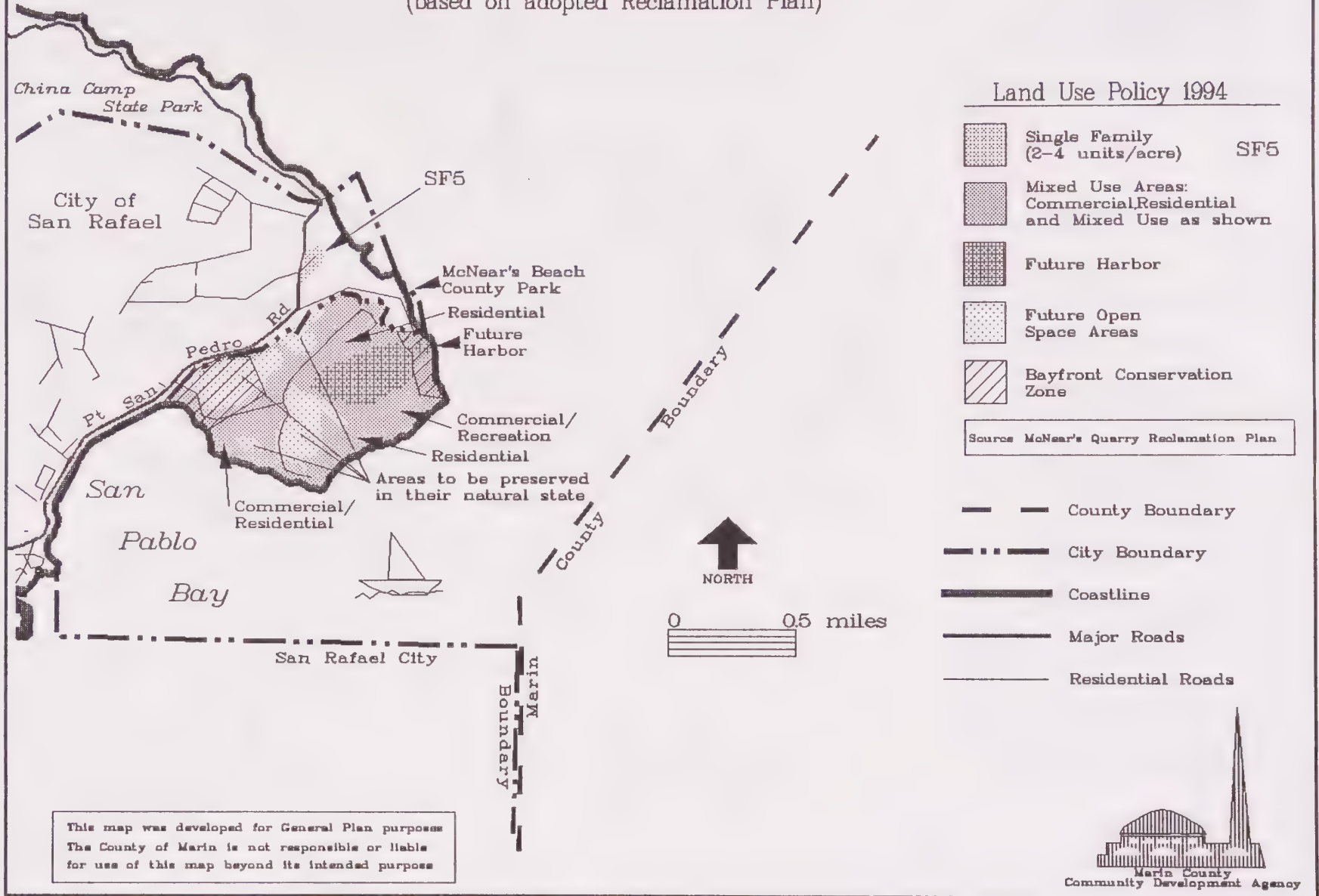
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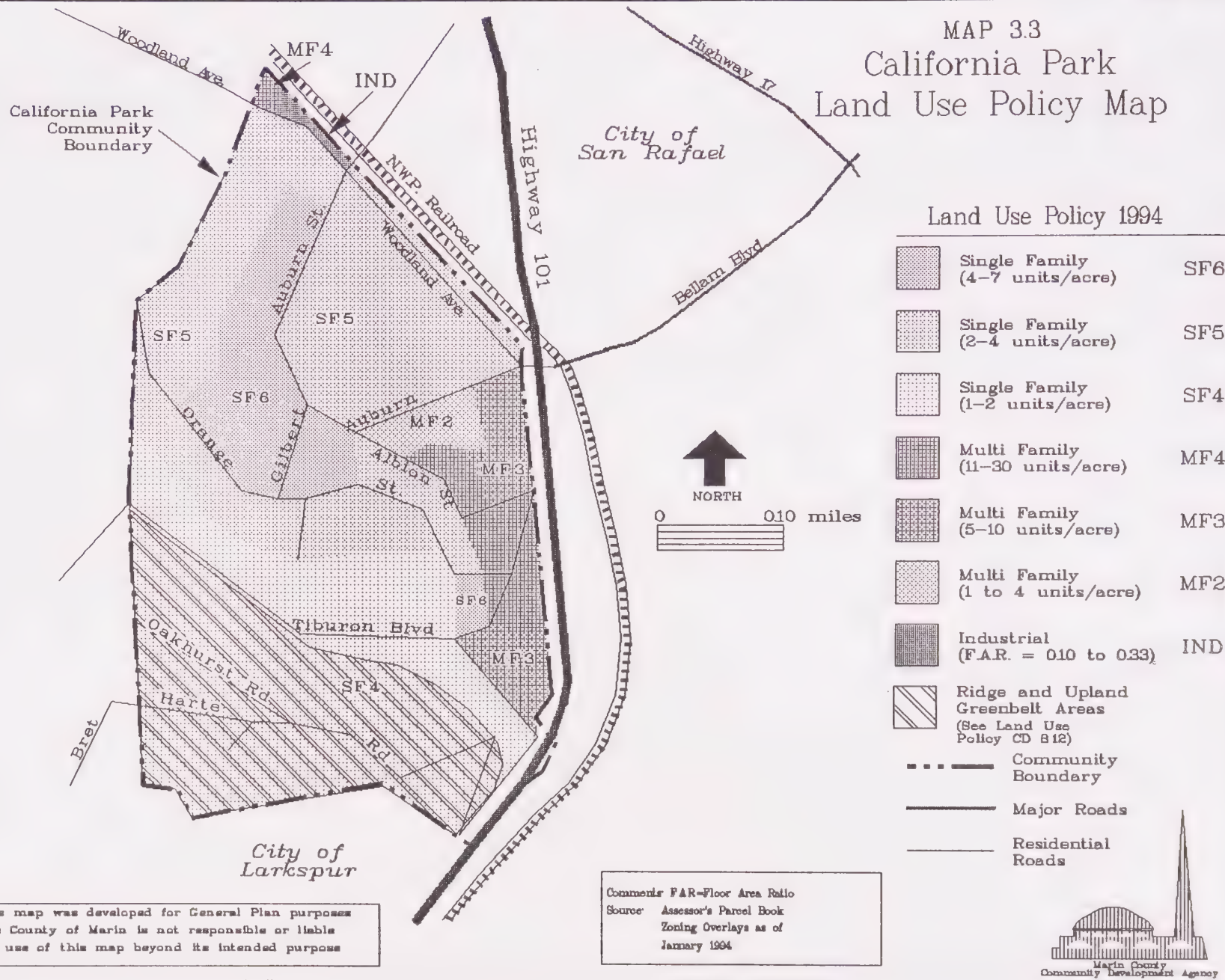
MAP 3.2 Point San Pedro Land Use Policy Map



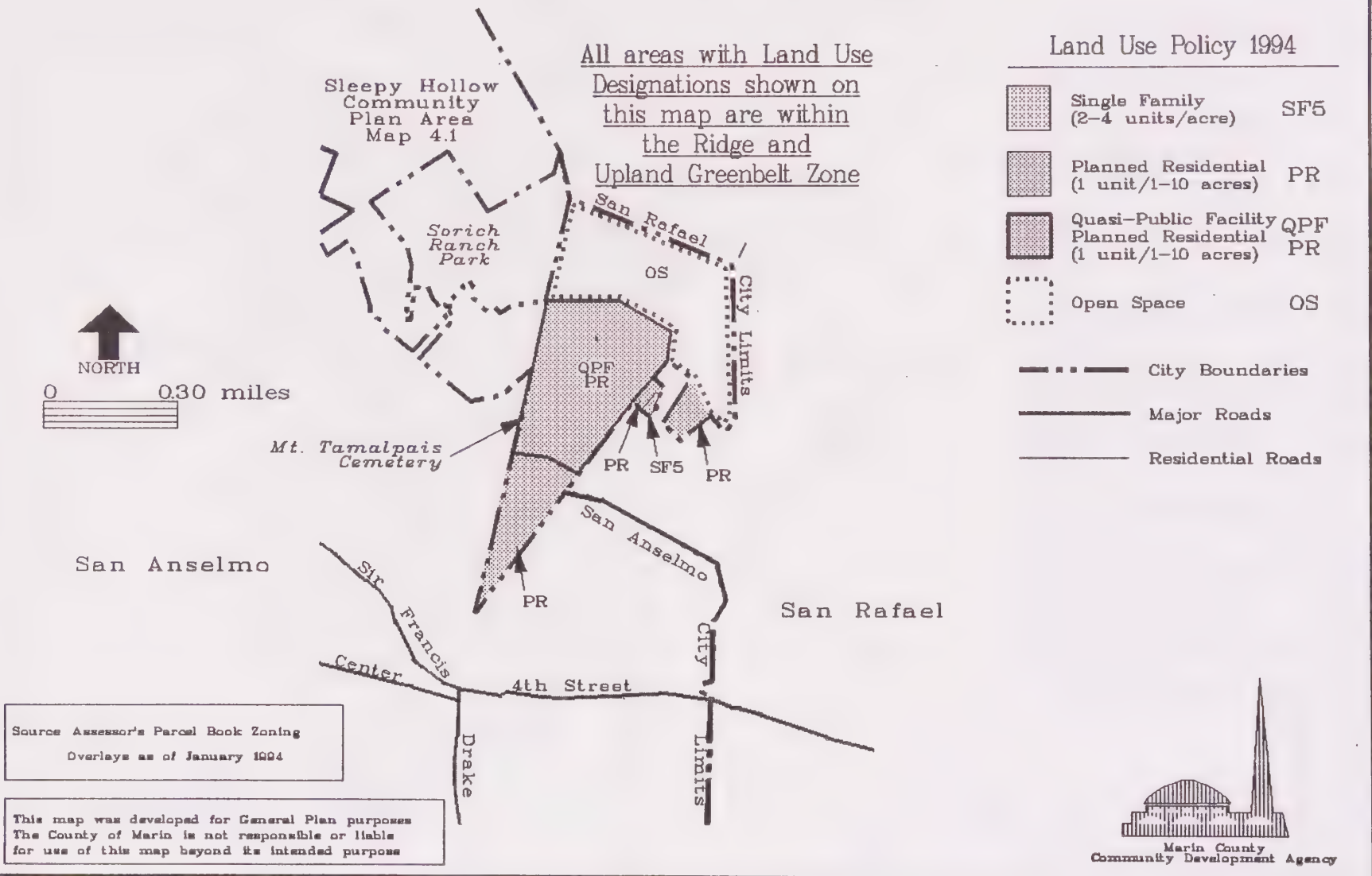
MAP 3.2a Point San Pedro Land Use Policy Map (based on adopted Reclamation Plan)

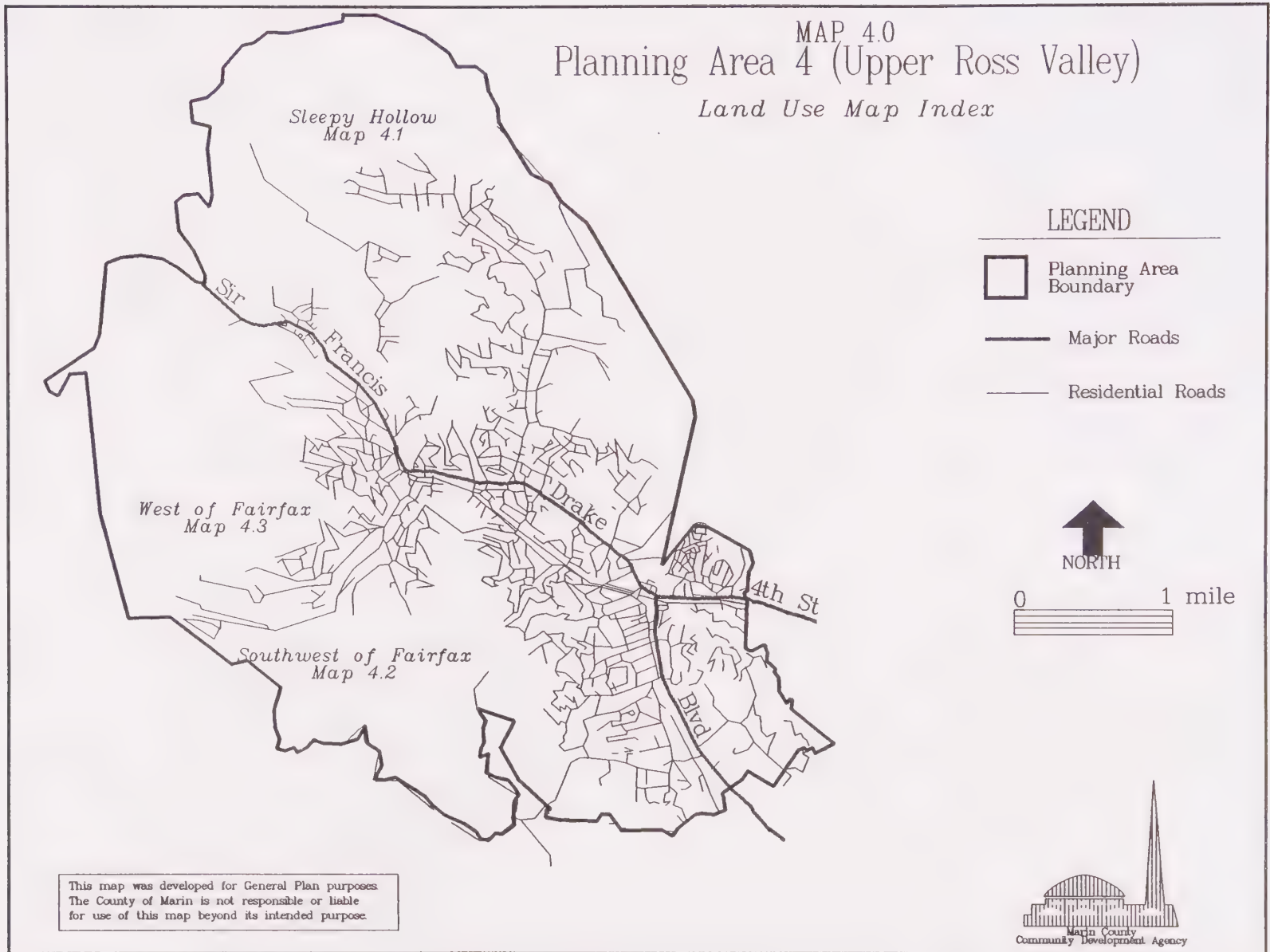


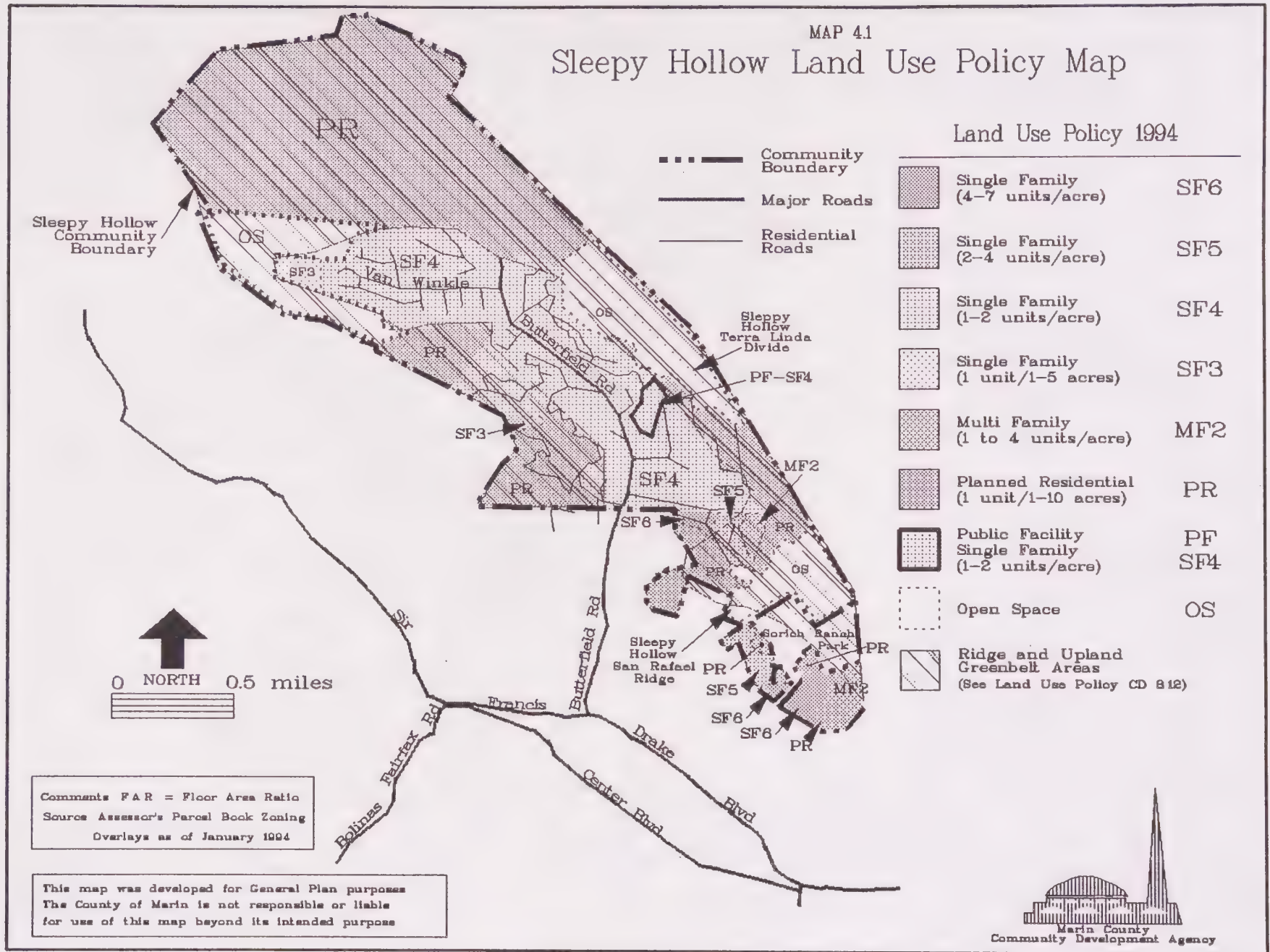
MAP 3.3 California Park Land Use Policy Map



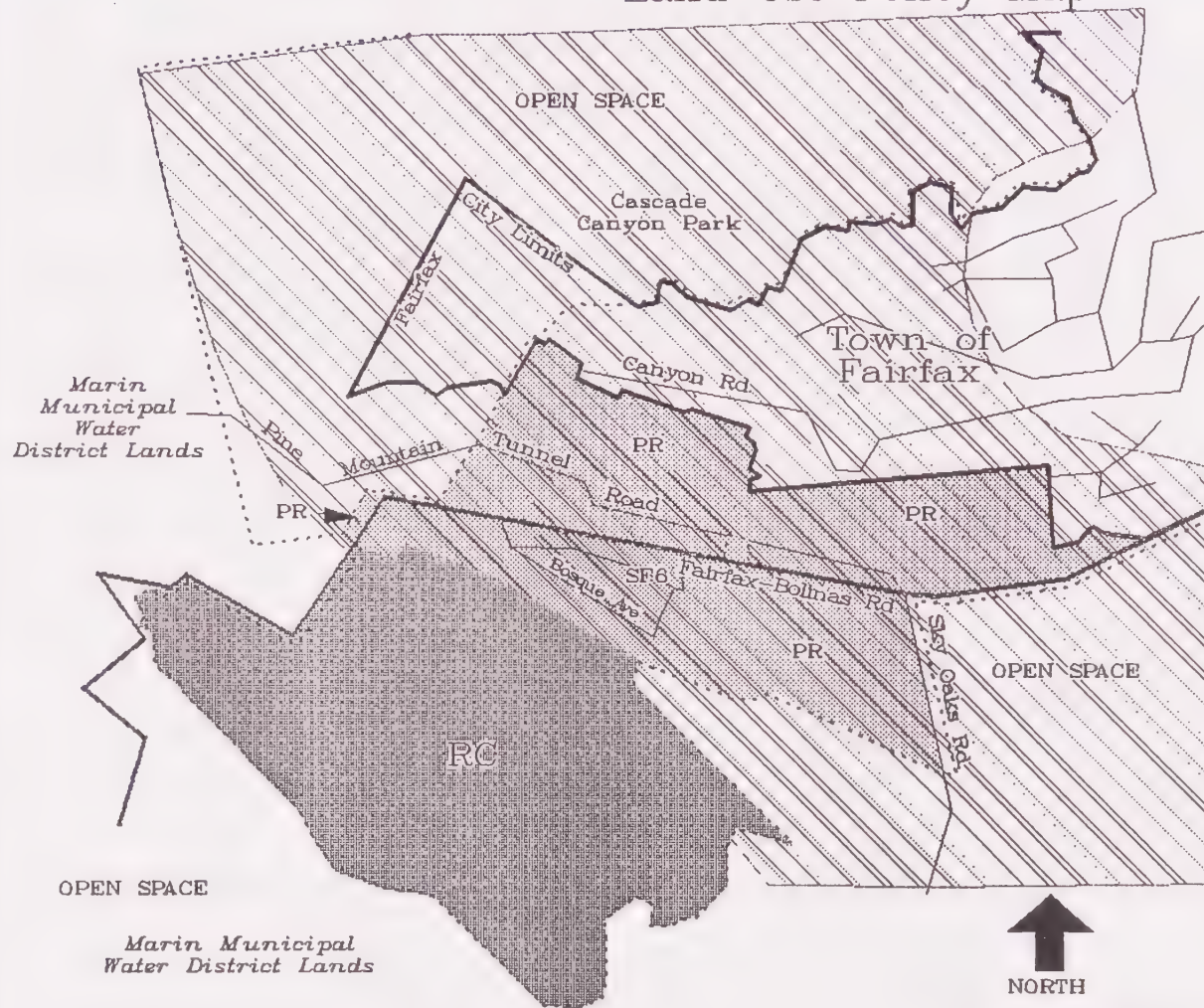
MAP 34 Upper Sun Valley Area Land Use Policy Map















MAP 42 Southwest of Fairfax Land Use Policy Map



Land Use Policy 1994

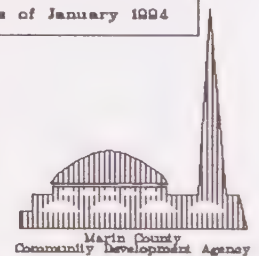
-  Single Family (4-7 units/acre) SF6
-  Planned Residential (1 unit/1-10 acres) PR
-  Recreational Commercial (F.A.R. = 0.01 to 0.05) RC
-  Open Space
-  Ridge and Upland Greenbelt Areas (See Land Use Policy CD 812)
-  City Limits
-  Major Roads
-  Residential Roads

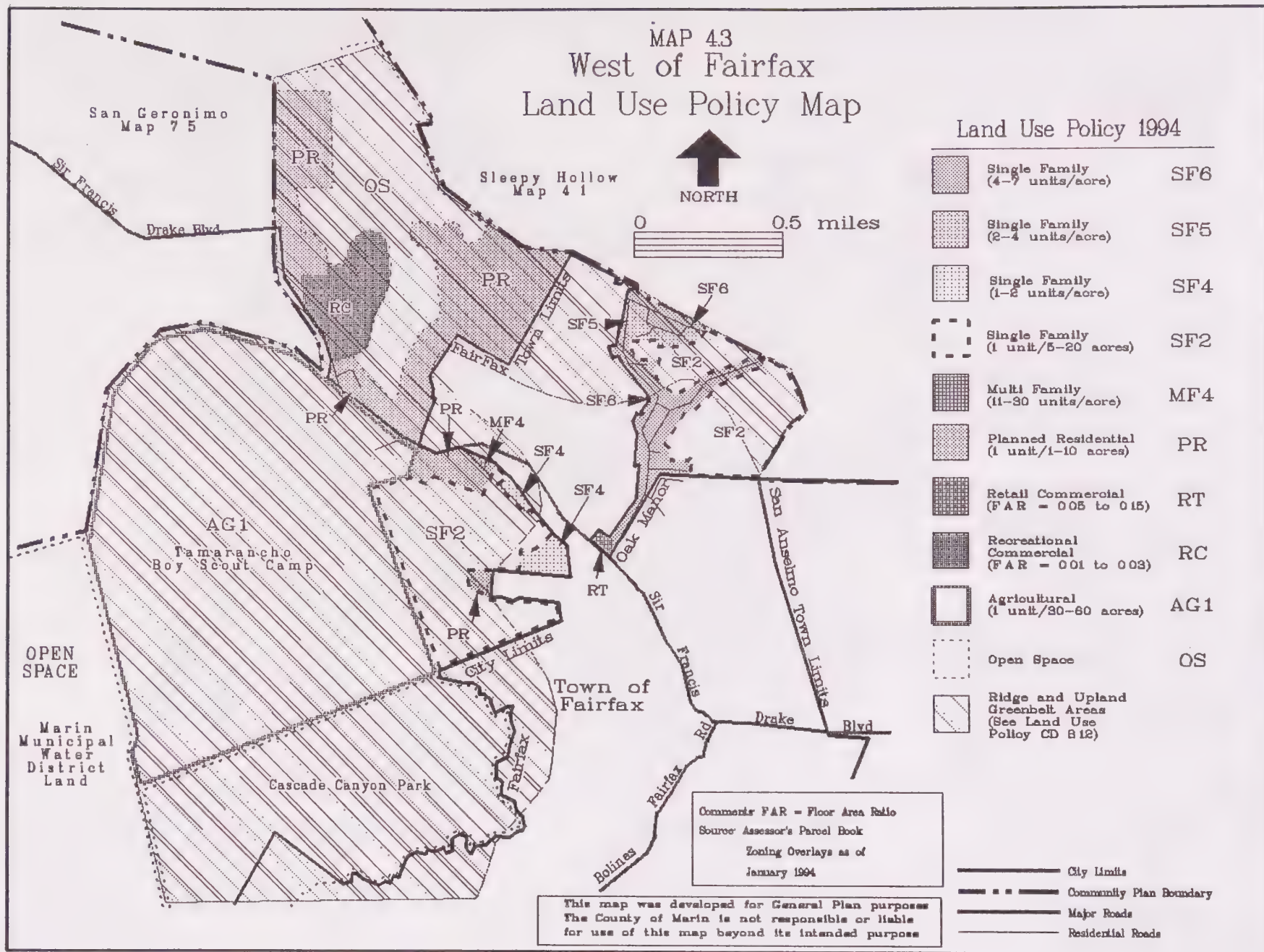
Comments: F.A.R. = Floor Area Ratio
Source: Assessor's Parcel Book Zoning
Overlays as of January 1994



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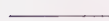
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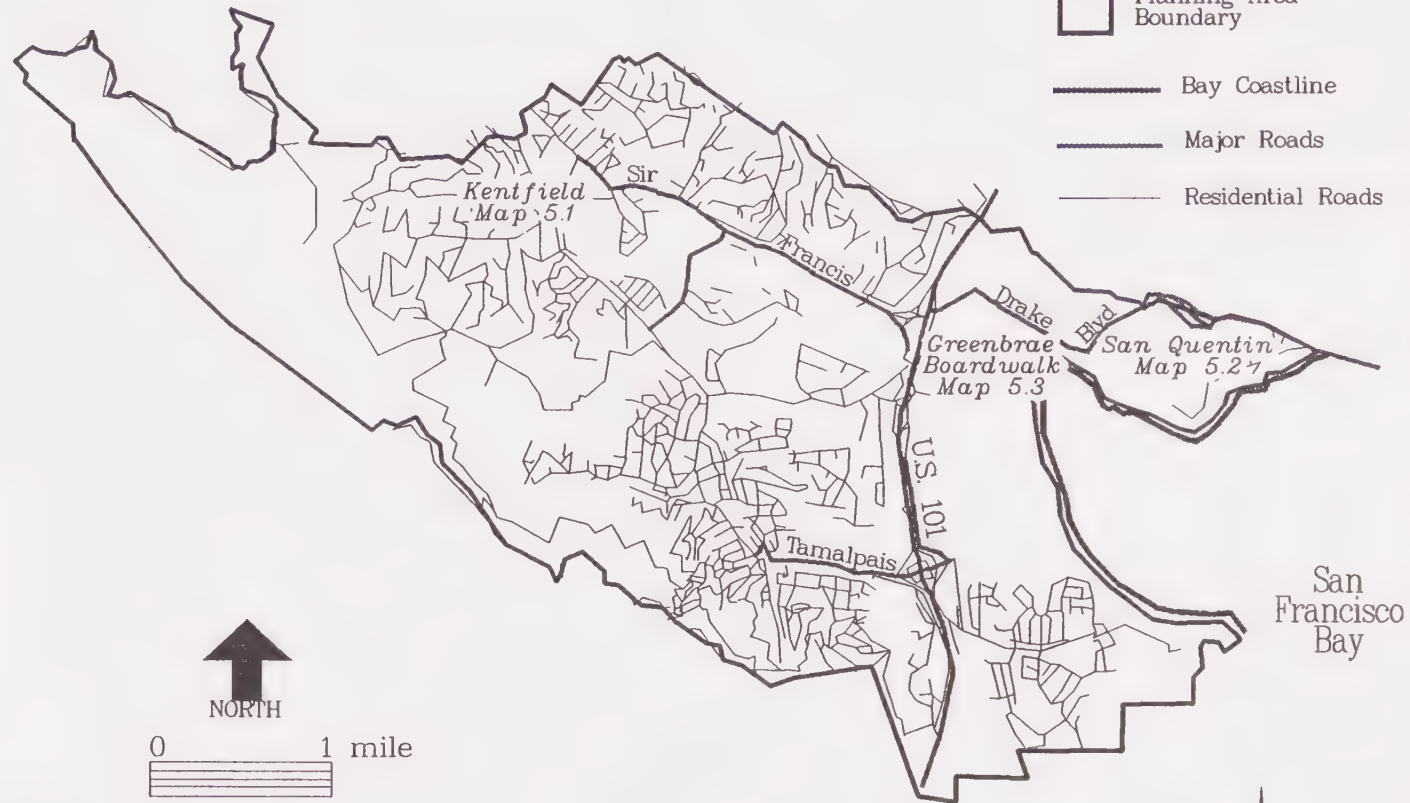




MAP 5.0
Planning Area 5 (Lower Ross Valley)
Land Use Map Index

LEGEND

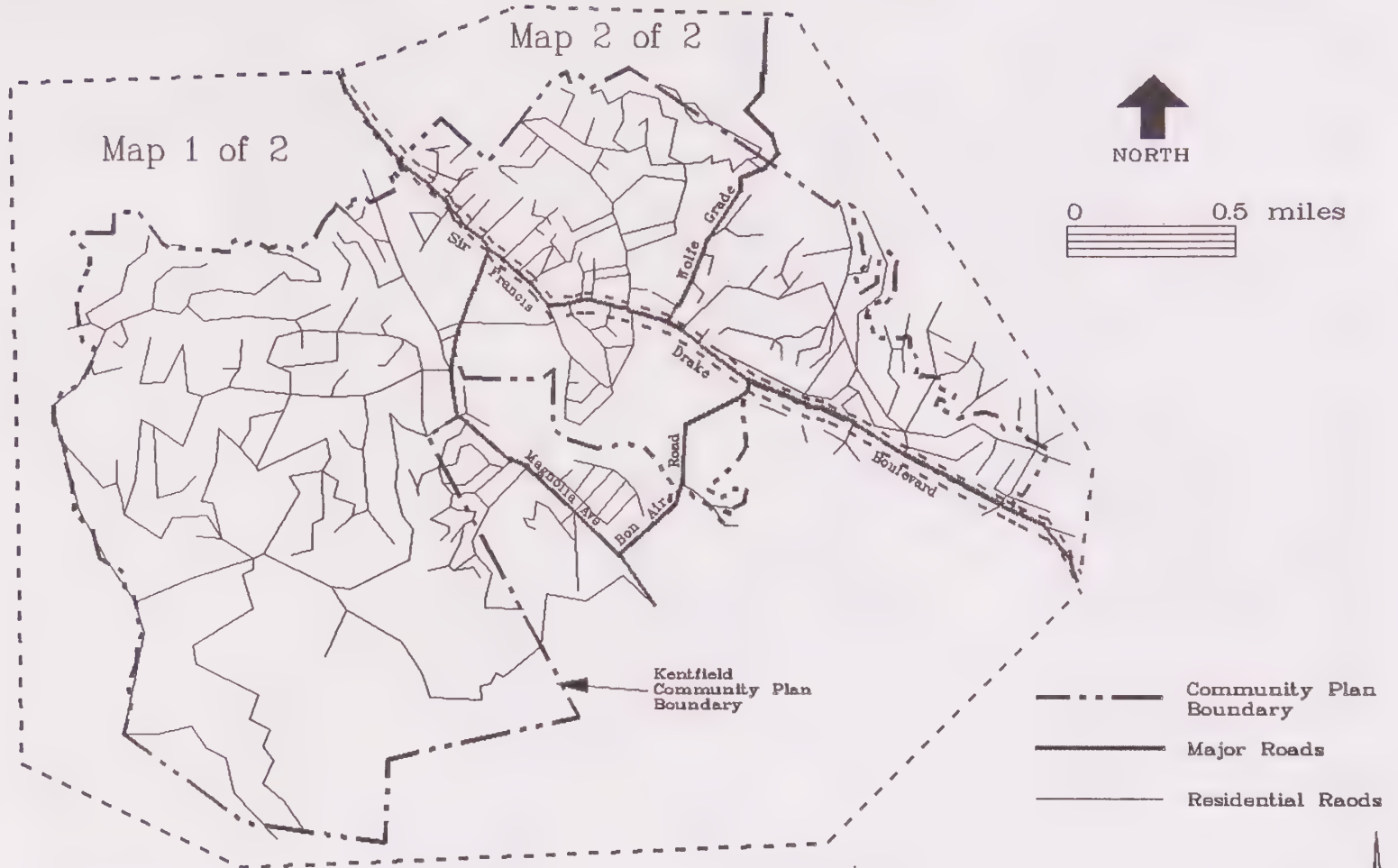
-  Planning Area Boundary
-  Bay Coastline
-  Major Roads
-  Residential Roads



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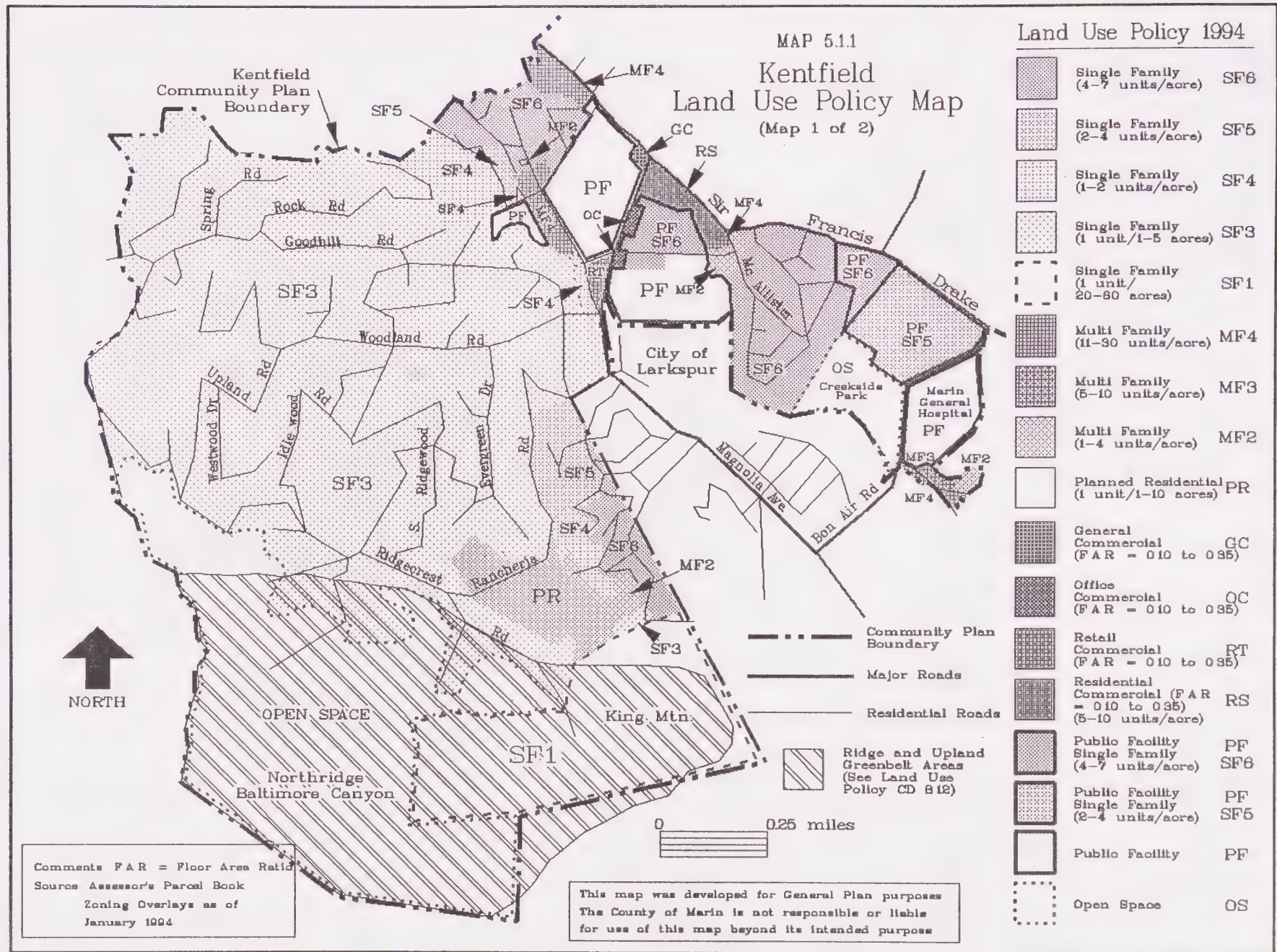


MAP 5.1.0 Kentfield Land Use Policy Map Key



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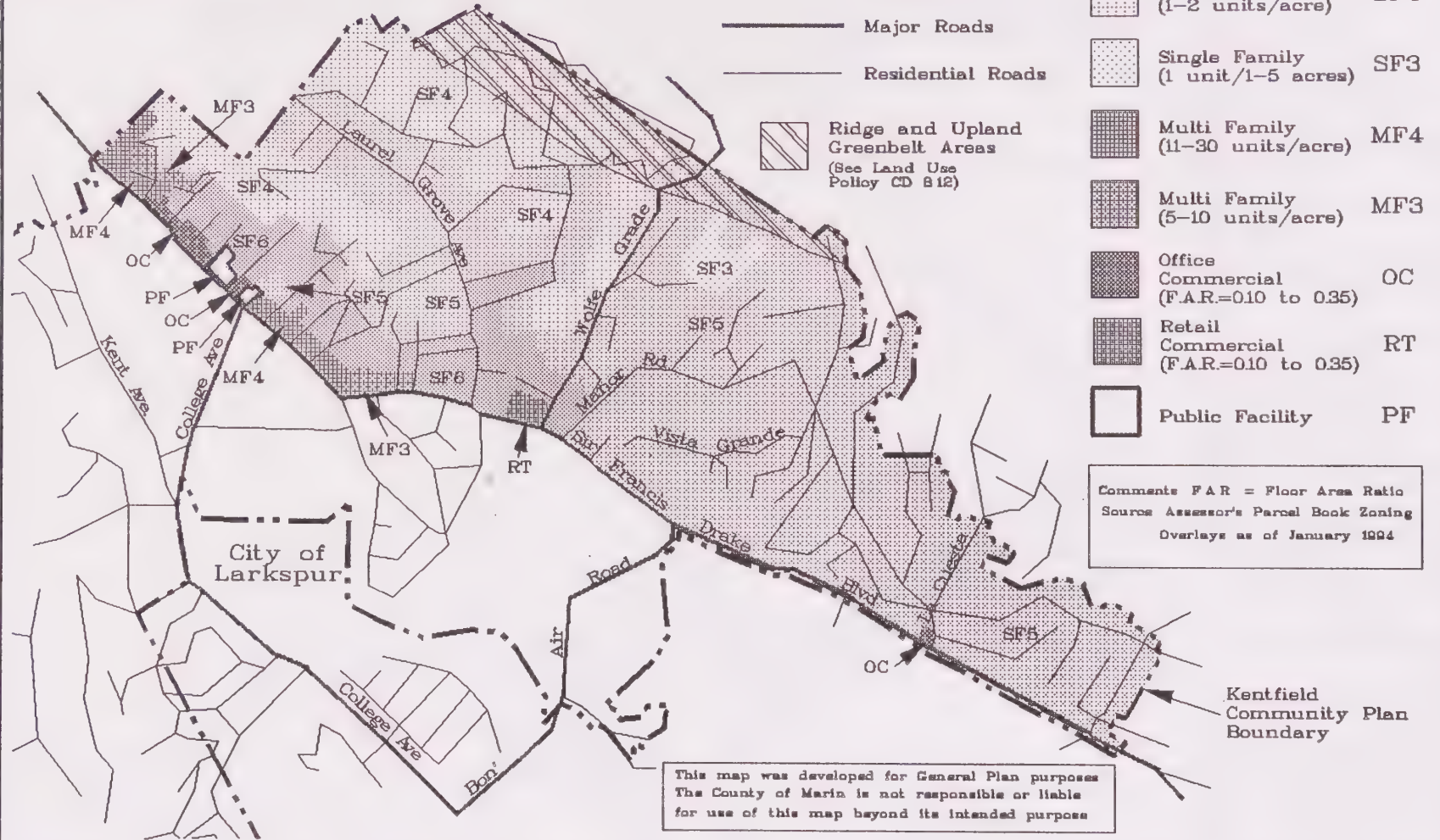


MAP 5.1.2 Kentfield Land Use Policy Map (Map 2 of 2)

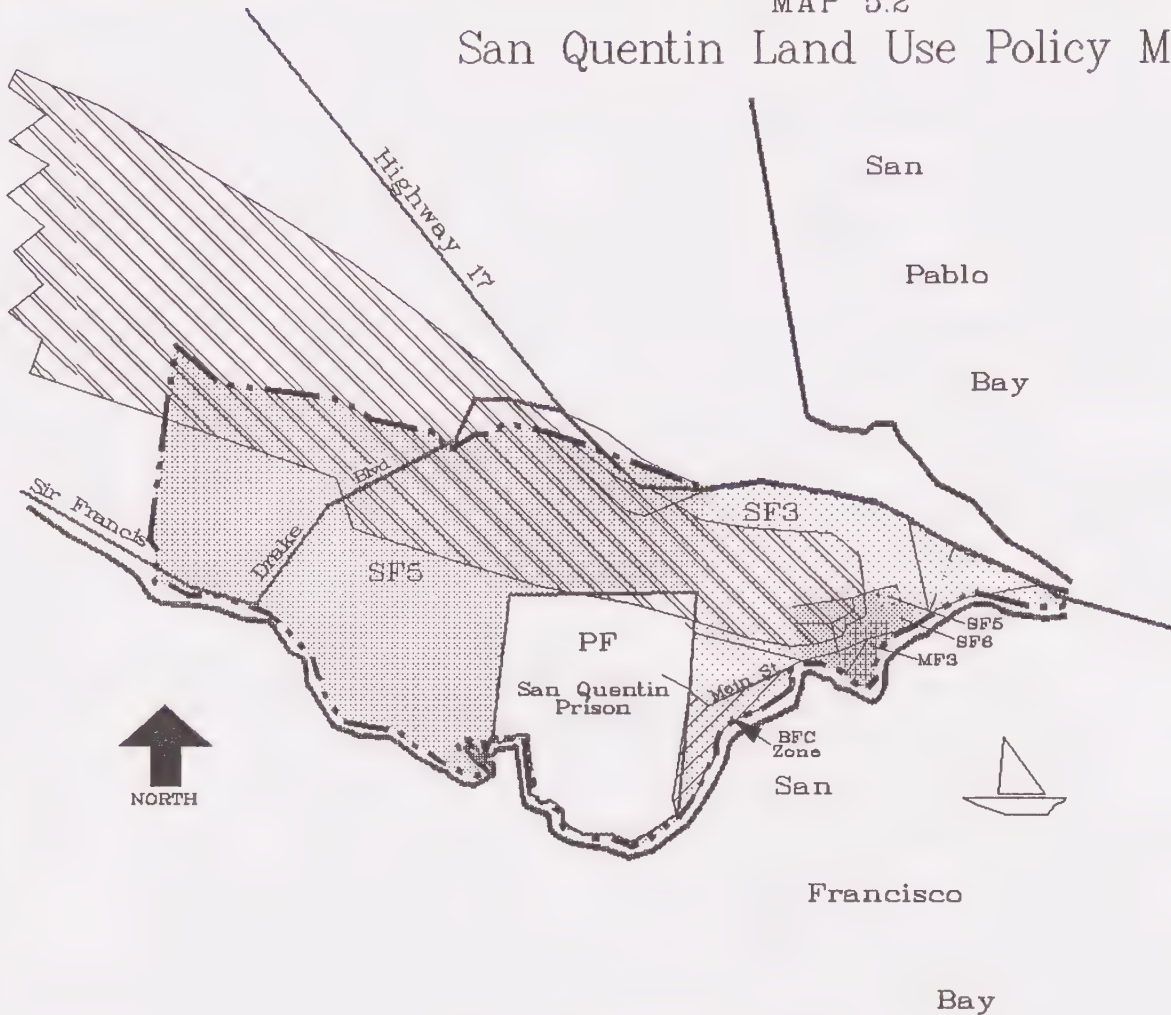


NORTH

0 0.25 miles



MAP 5.2 San Quentin Land Use Policy Map



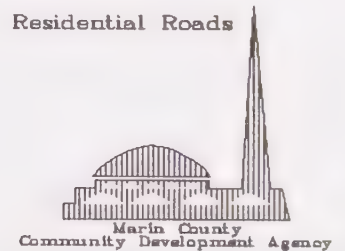
Land Use Policy 1994

- | | | |
|--|--|-----|
| | Single Family
(4-7 units/acre) | SF6 |
| | Single Family
(2-4 units/acre) | SF5 |
| | Single Family
(1 unit/1-5 acres) | SF3 |
| | Multi Family
(5-10 units/acre) | MF3 |
| | Public Facility | PF |
| | Bayfront Conservation
Zone | |
| | Ridge and Upland
Greenbelt Areas
(See Land Use
Policy CD 812) | |
| | Community
Boundary | |
| | Bay Coastline | |
| | Major Roads | |
| | Residential Roads | |

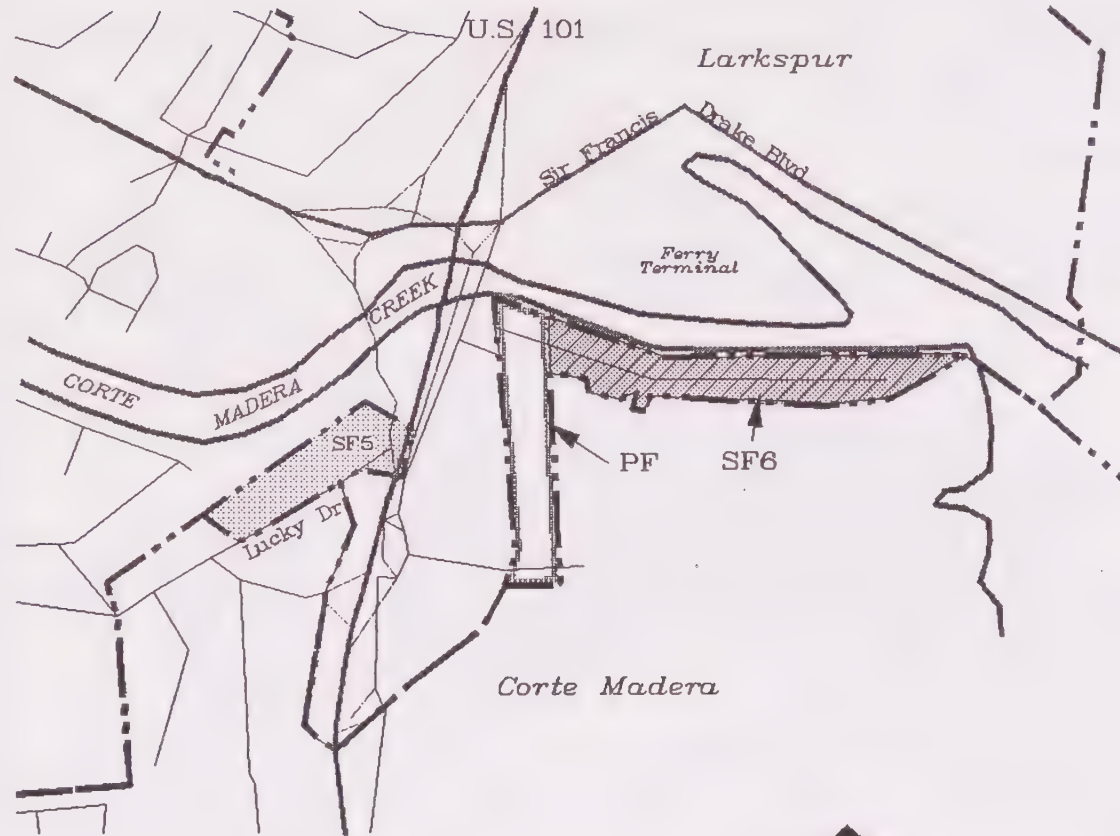
0 0.25 miles

Source: Assessor's Parcel Book
Zoning Overlays as of
January 1994





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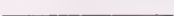
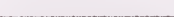


MAP 5.3 Greenbrae Boardwalk Land Use Policy Map



Land Use Policy 1994

-  SF6 Single Family (4 to 7 units/acre)
-  SF5 Single Family (2 to 4 units/acre)
-  PF Public Facility
-  Bayfront Conservation Zone

-  City Boundaries
-  Major Roads
-  Residential Roads
-  Shoreline

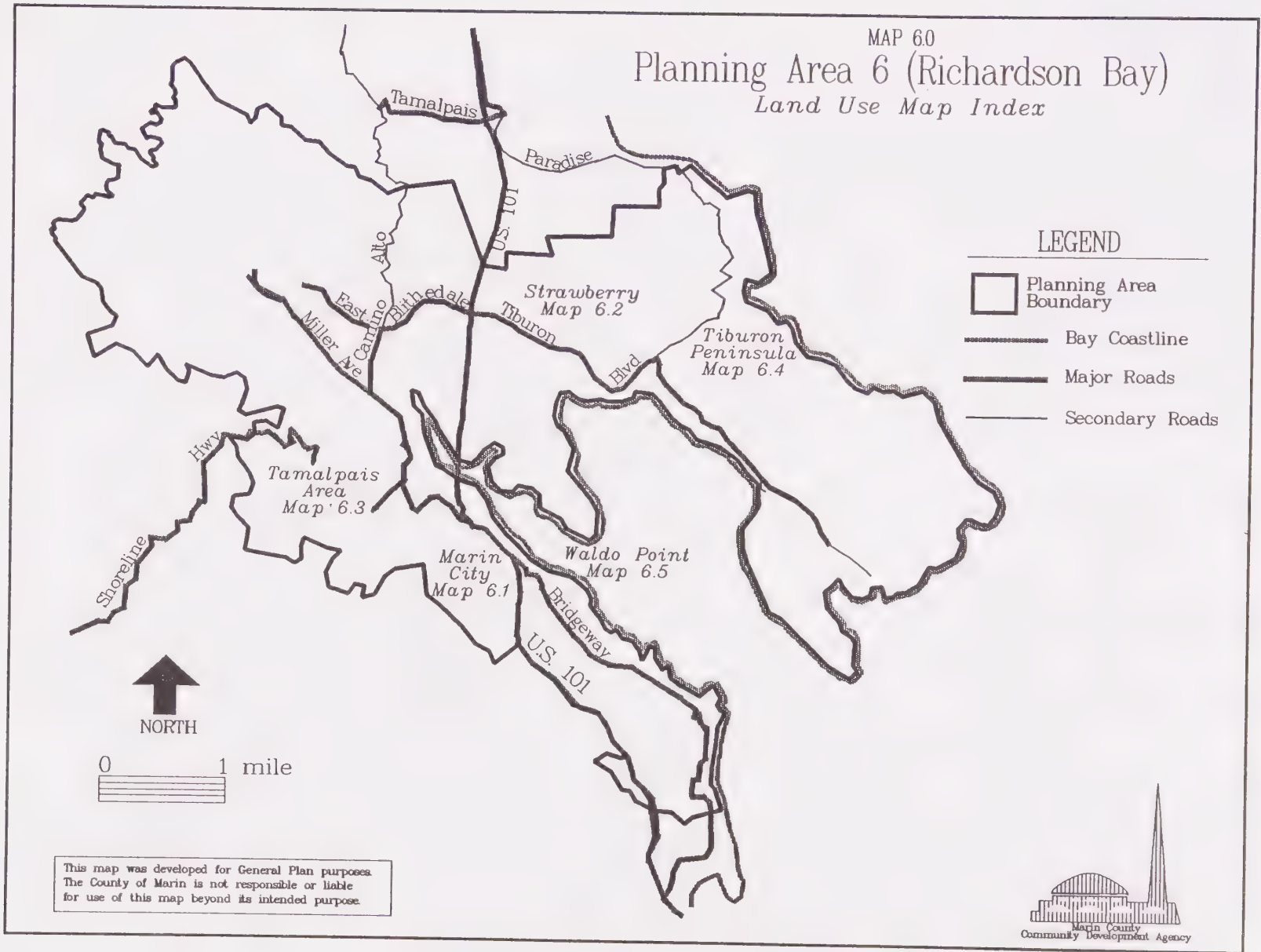
Source
Assessor's Parcel Book Zoning
Overlays as of January 1994



0 0.25 miles

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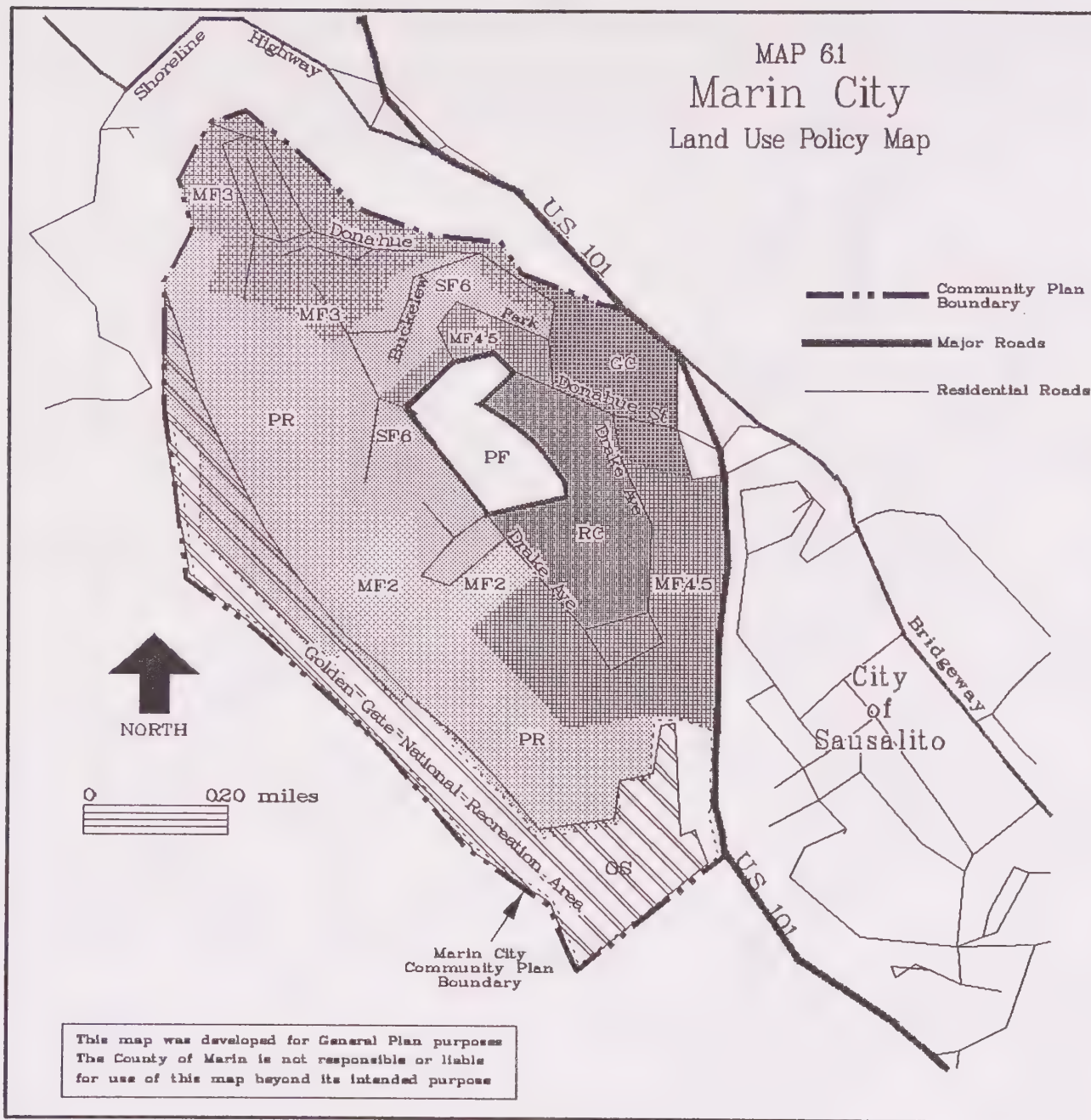


MAP 61 Marin City Land Use Policy Map

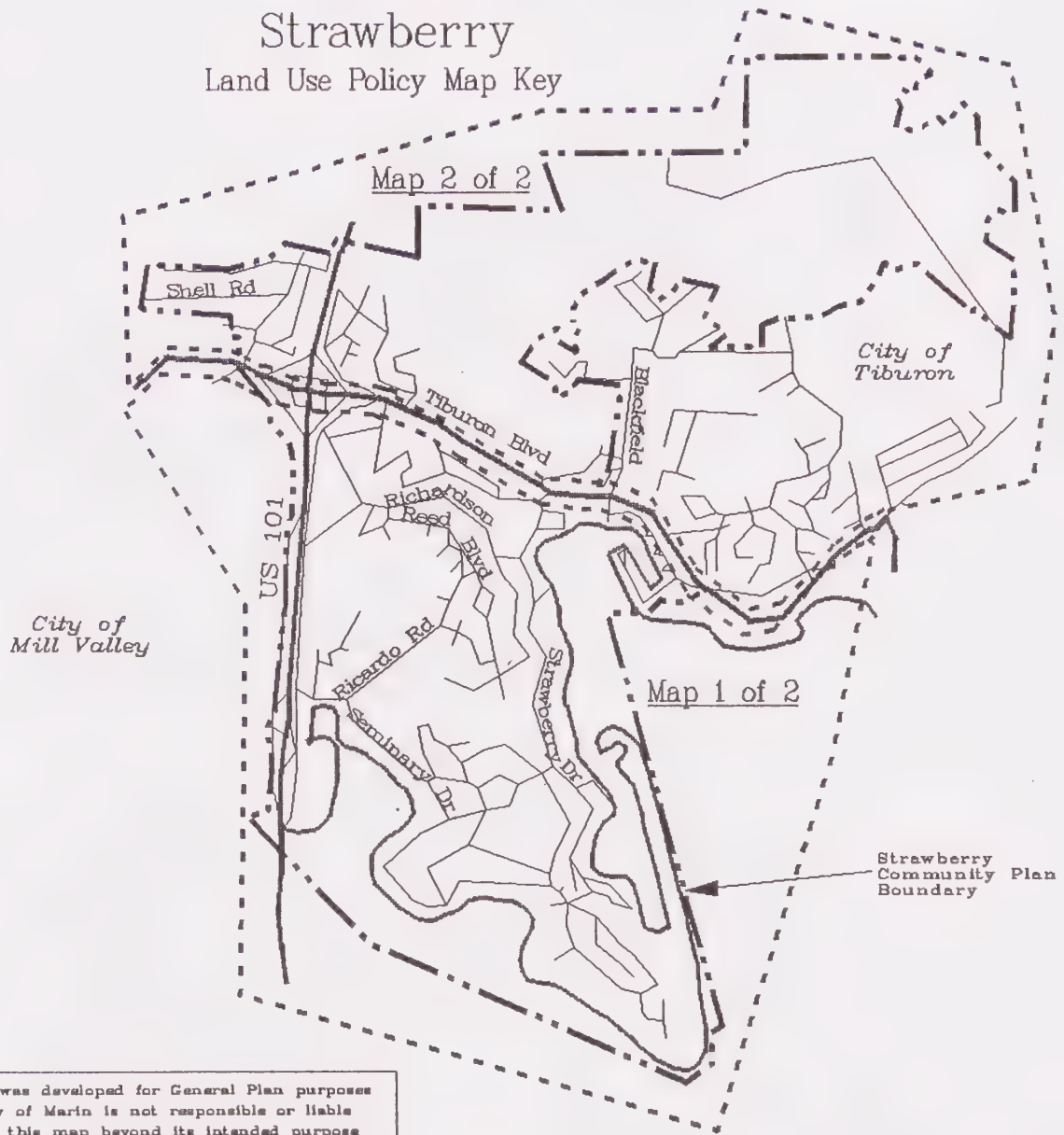
Land Use Policy 1994

	Single Family (4-7 units/acre)	SF6
	Multi Family (11-35 units/acre)	MF4.5
	Multi Family (5-10 units/acre)	MF3
	Multi Family (1-4 units/acre)	MF2
	Planned Residential (1 unit/1-10 acres)	PR
	General Commercial (FAR = 0.8 to 0.9)	GC
	Residential Commercial (FAR = 0.8 to 0.9) (11 to 35 units/acre)	RC
	Public Facility	PF
	Open Space	OS
	Ridge and Upland Greenbelt Areas (See Land Use Policy CD 812)	

Source: Assessor's Parcel Book Zoning
Overlays as of January 1994



MAP 6.2.0 Strawberry Land Use Policy Map Key



LEGEND

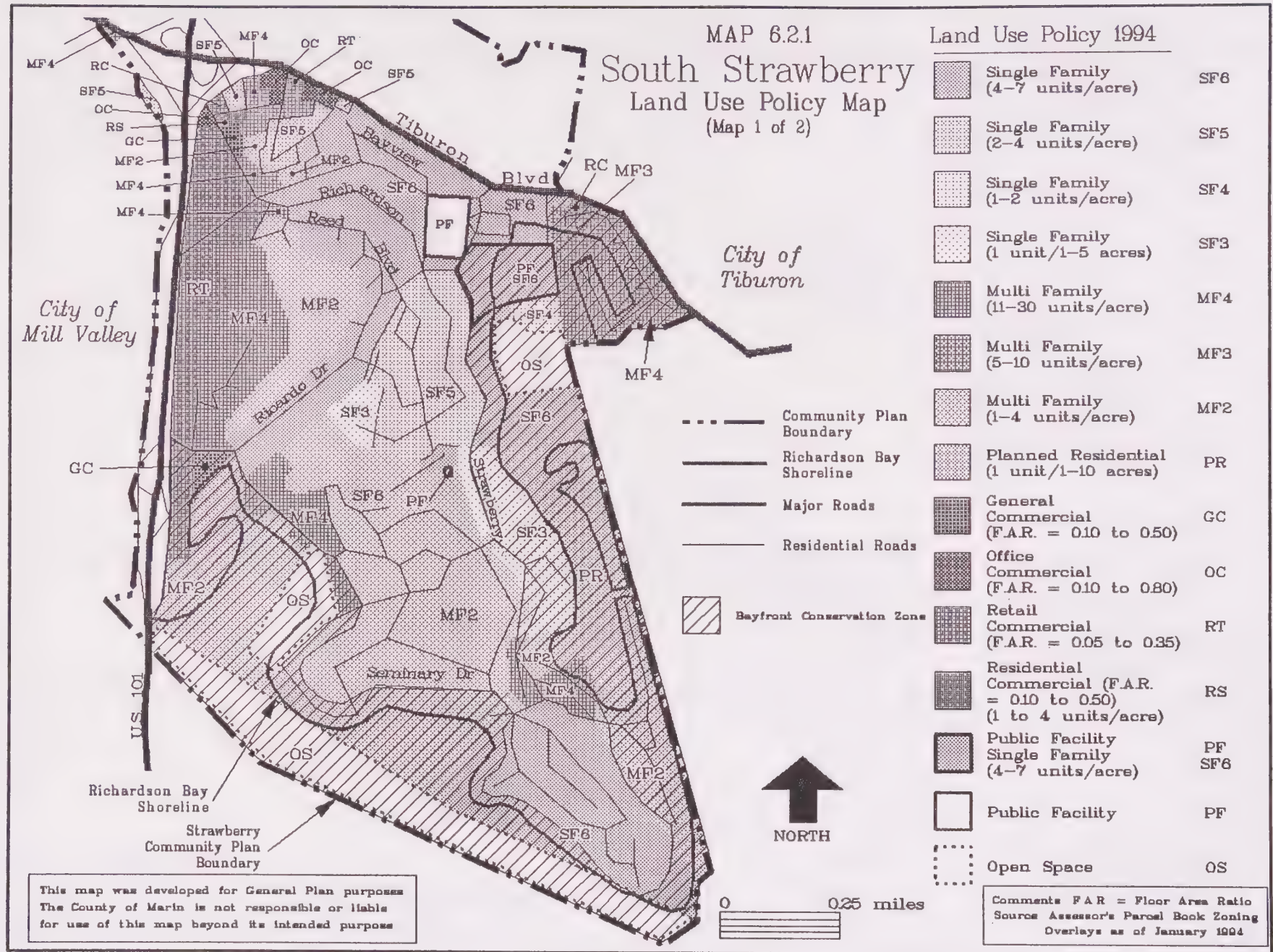
- Community Plan Boundary
- Bay Coastline
- Major Roads
- Residential Roads














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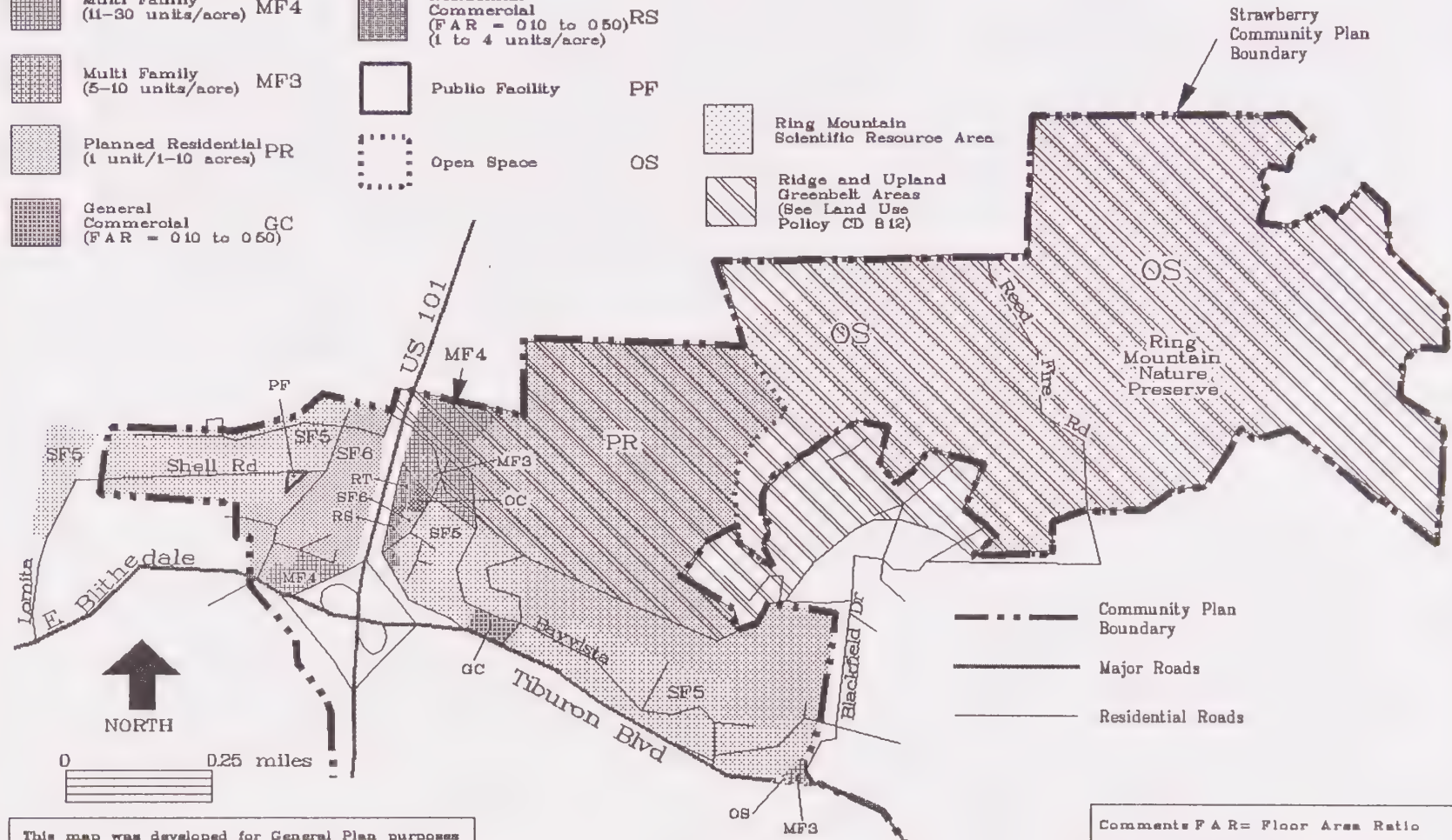




Land Use Policy 1994

	Single Family (4-7 units/acre) SF6		Office Commercial (FAR = 0.10 to 0.80) OC
	Single Family (2-4 units/acre) SF5		Retail Commercial (FAR = 0.10 to 0.85) RT
	Multi Family (11-30 units/acre) MF4		Residential Commercial (FAR = 0.10 to 0.50) RS (1 to 4 units/acre)
	Multi Family (5-10 units/acre) MF3		Public Facility PF
	Planned Residential (1 unit/1-10 acres) PR		Open Space OS
	General Commercial (FAR = 0.10 to 0.60) GC		

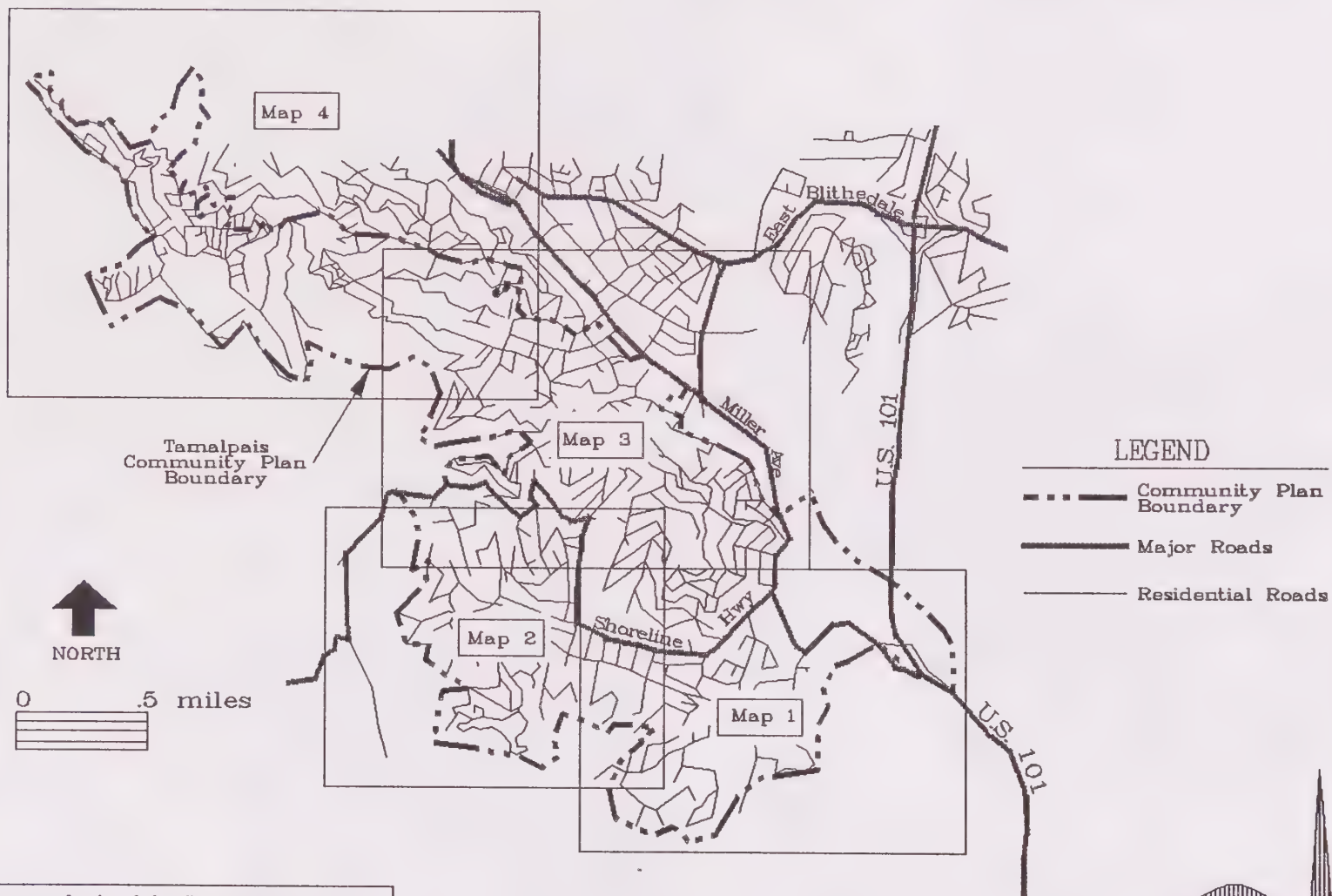
MAP 6.2.2 North Strawberry & Alto Land Use Policy Map (Map 2 of 2)



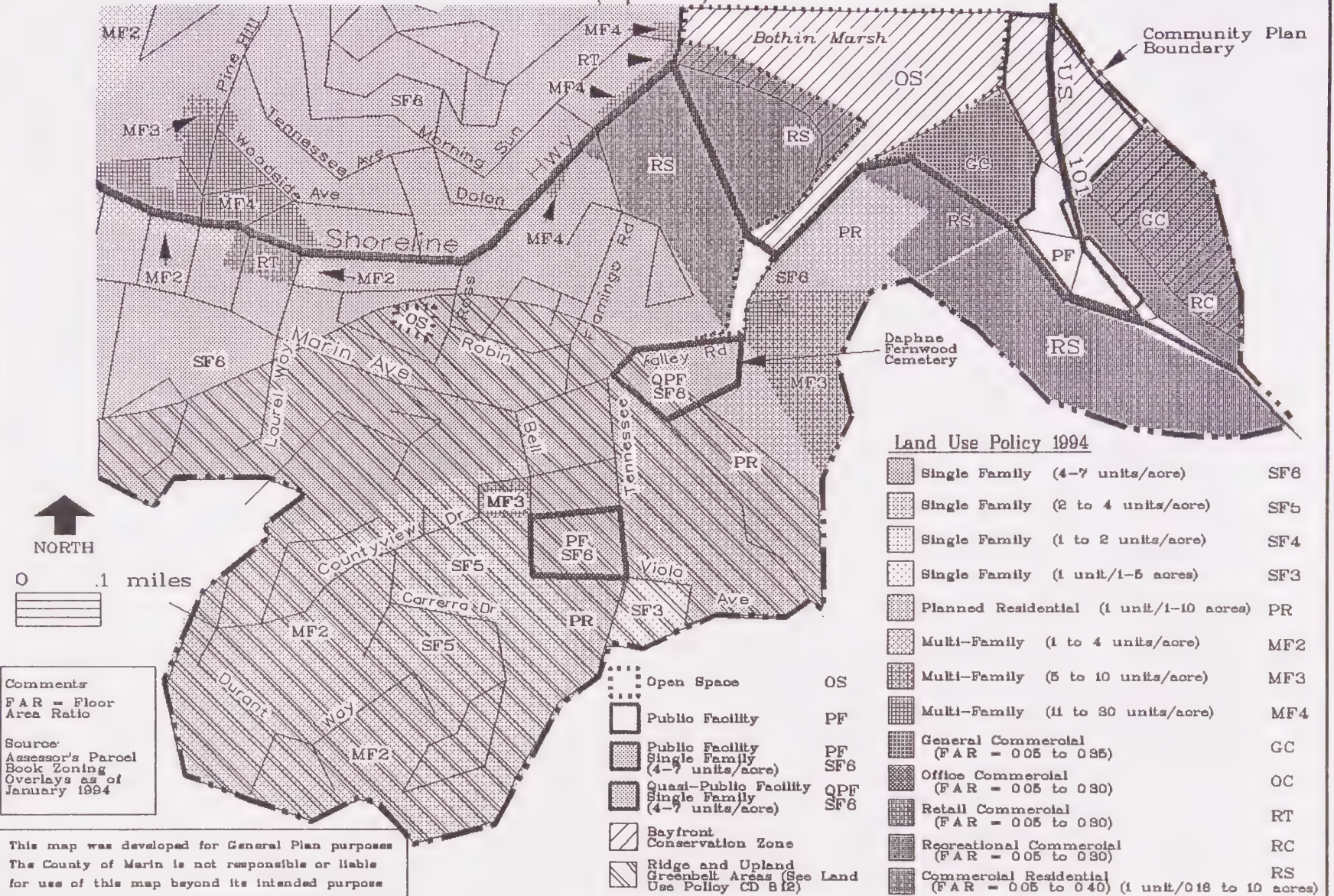
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Comments FAR = Floor Area Ratio
Source Assessor's Parcel Book
Zoning Overlays as of January 1994

MAP 6.3.0 Tamalpais Area Land Use Policy Map Key



MAP 6.3.1 Tamalpais Area Land Use Policy (Map 1 of 4)



Tamalpais Area Land Use Policy Map

MAP 6.3.2
(Map 2 of 4)

Land Use Policy 1994		
	Single Family (4-7 units/acre)	SF6
	Single Family (2 to 4 units/acre)	SF5
	Single Family (1 to 2 units/acre)	SF4
	Single Family (1 unit/1-5 acres)	SF3
	Multi-Family (1 to 4 units/acre)	MF2
	Multi-Family (5 to 10 units/acre)	MF3
	Multi-Family (11 to 30 units/acre)	MF4
	Retail Commercial (F.A.R. = 0.05 to 0.30)	RT
	Open Space	OS
	Public Facility	PF
	Ridge and Upland Greenbelt Areas (See Land Use Policy CD 812)	
	Community Plan Boundary	
	Major Roads	
	Residential Roads	

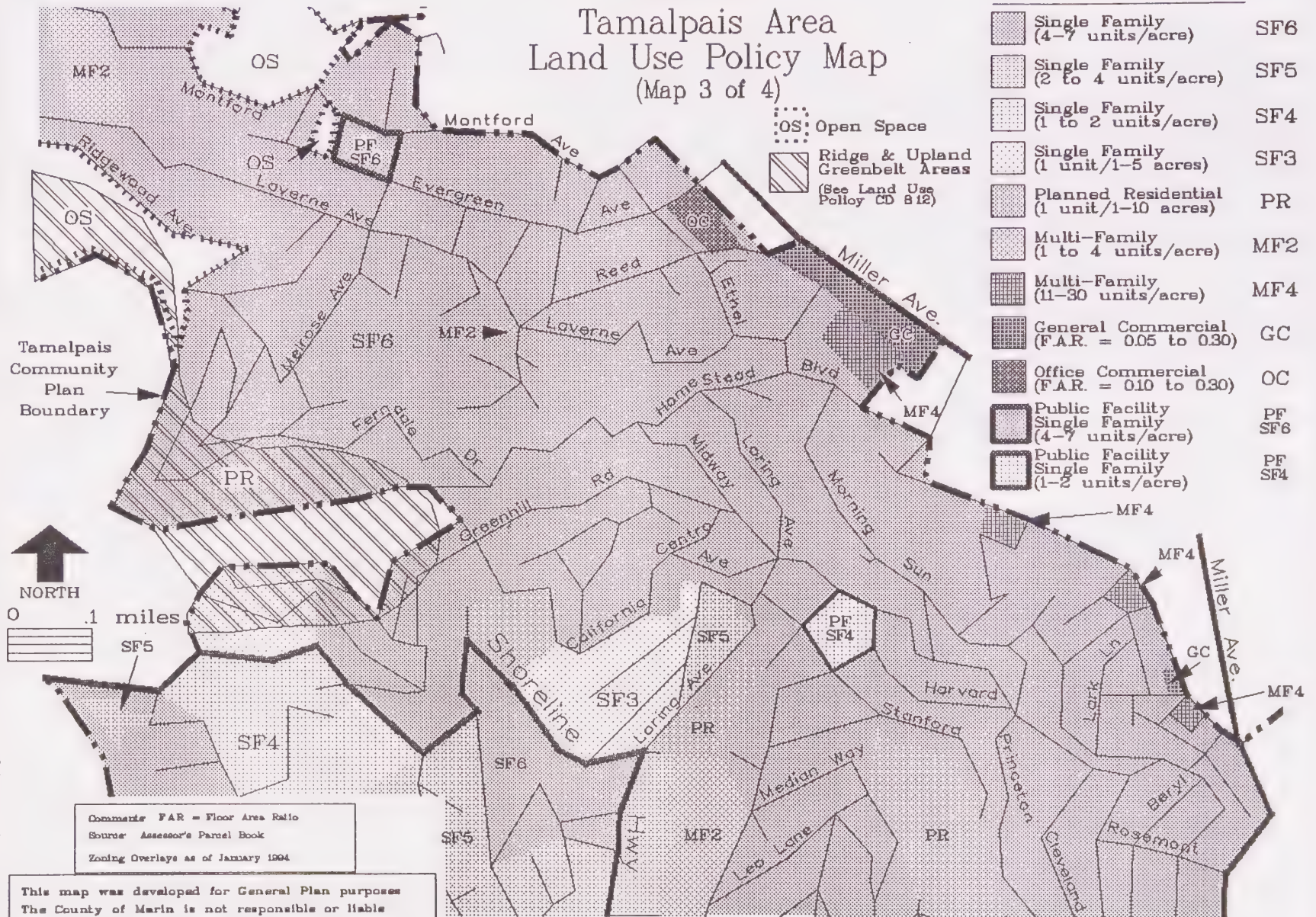
Comments: F.A.R. = Floor Area Ratio
Source: Assessor's Parcel Book Zoning
Overlays as of January 1994

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MAP 6.3.3
 Tamalpais Area
 Land Use Policy Map
 (Map 3 of 4)

Land Use Policy 1994



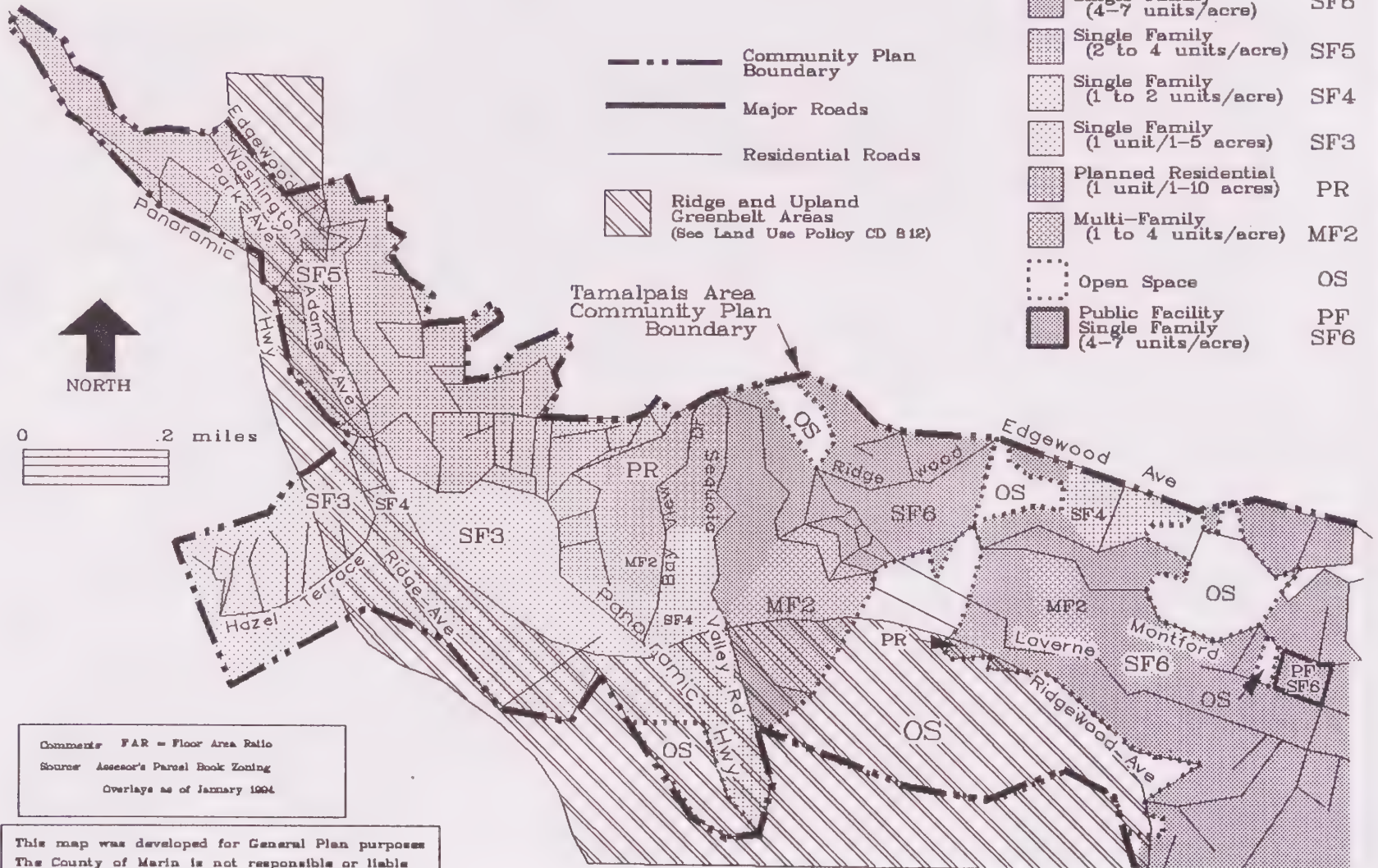
MAP 634 Tamalpais Area Land Use Policy Map

(Map 4 of 4)

Land Use Policy 1994

	Single Family (4-7 units/acre)	SF6
	Single Family (2 to 4 units/acre)	SF5
	Single Family (1 to 2 units/acre)	SF4
	Single Family (1 unit/1-5 acres)	SF3
	Planned Residential (1 unit/1-10 acres)	PR
	Multi-Family (1 to 4 units/acre)	MF2
	Open Space	OS
	Public Facility Single Family (4-7 units/acre)	PF SF6

- Community Plan Boundary
 Major Roads
 Residential Roads
 Ridge and Upland Greenbelt Areas
 (See Land Use Policy CD 812)

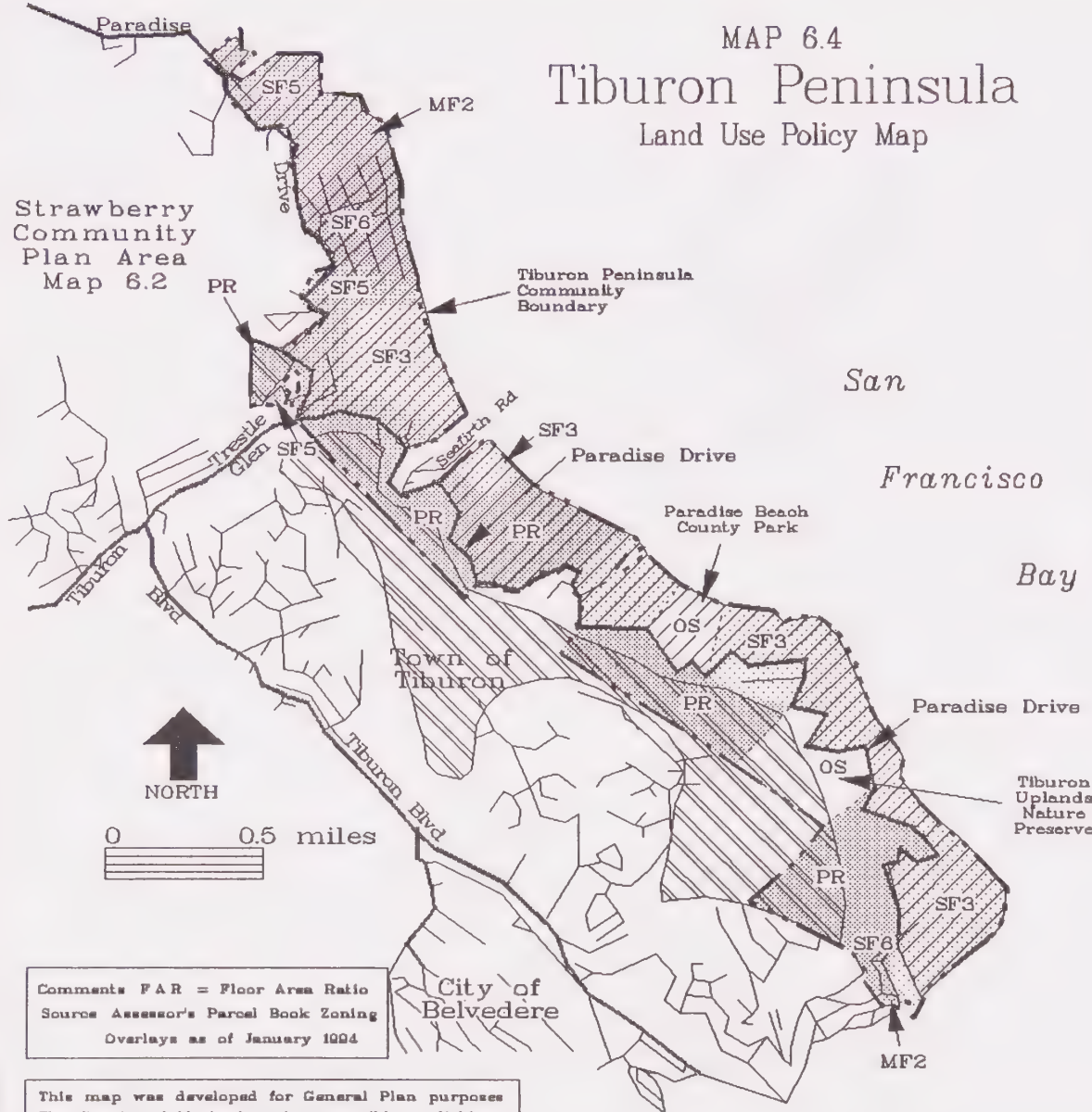


Comments: FAR = Floor Area Ratio
 Source: Assessor's Parcel Book Zoning
 Overlays as of January 1994

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MAP 6.4 Tiburon Peninsula Land Use Policy Map

Strawberry
Community
Plan Area
Map 6.2

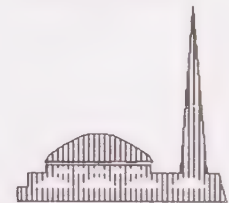


Land Use Policy 1994

	Single Family (4-7 units/acre)	SF6
	Single Family (2-4 units/acre)	SF5
	Single Family (1 unit/1-5 acres)	SF3
	Multi Family (1-4 units/acre)	MF2
	Planned Residential (1 unit/1-10 acres)	PR
	Open Space	OS
	Bayfront Conservation Zone	
	Ridge and Upland Greenbelt Areas (See Land Use Policy CD 812)	
	Area Boundary	
	Major Roads	
	Residential Roads	

Comments FAR = Floor Area Ratio
Source Assessor's Parcel Book Zoning
Overlays as of January 1994

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

Marin County
Community Development Agency

MAP 6.5 Waldo Point Land Use Policy Map








0 0.3 miles

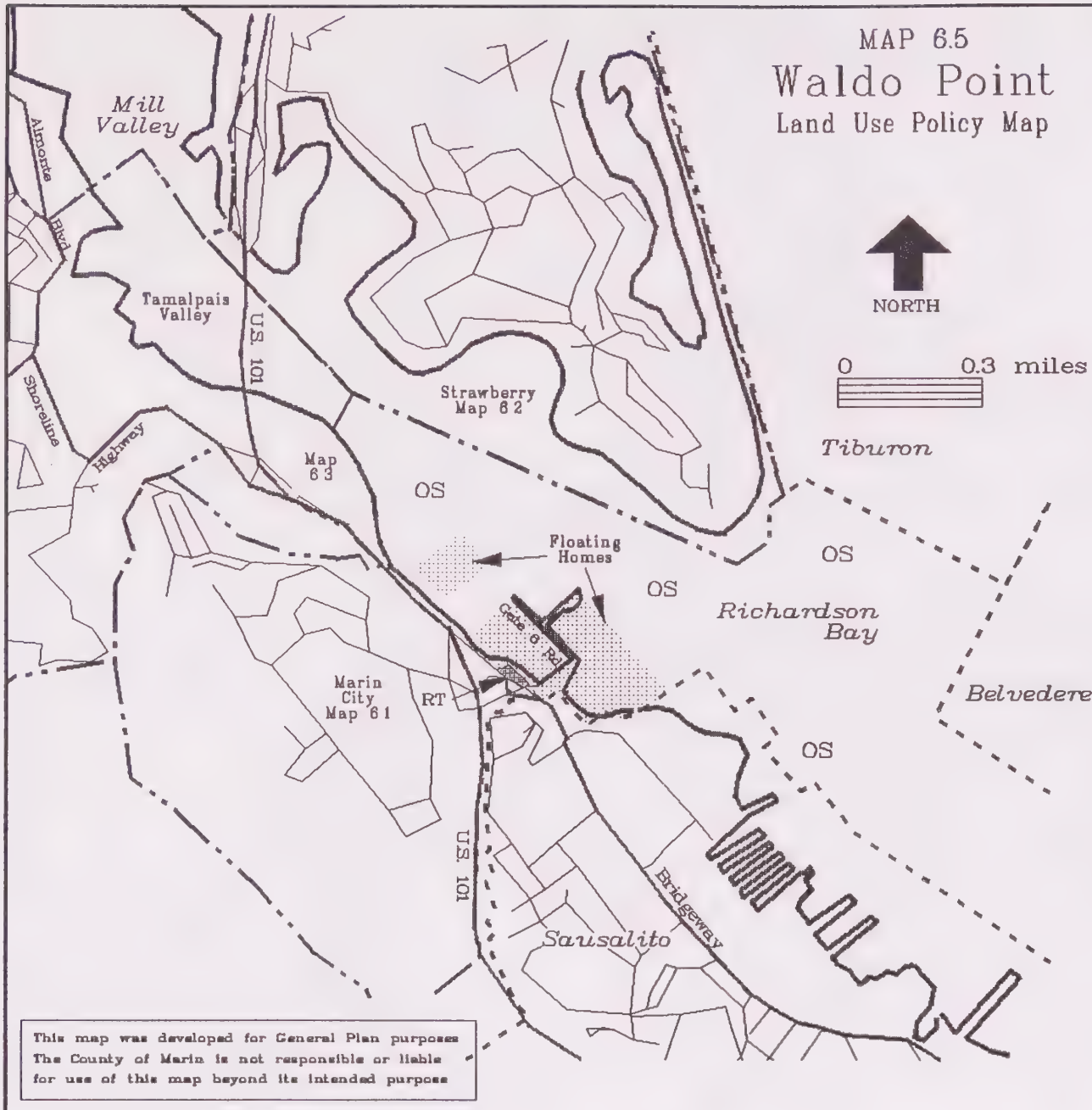
Land Use Policy 1994

-  Floating Homes * (4-7 units/acre) FH
-  Commercial Retail (FAR = 020 to 063) RT
-  Open Space OS

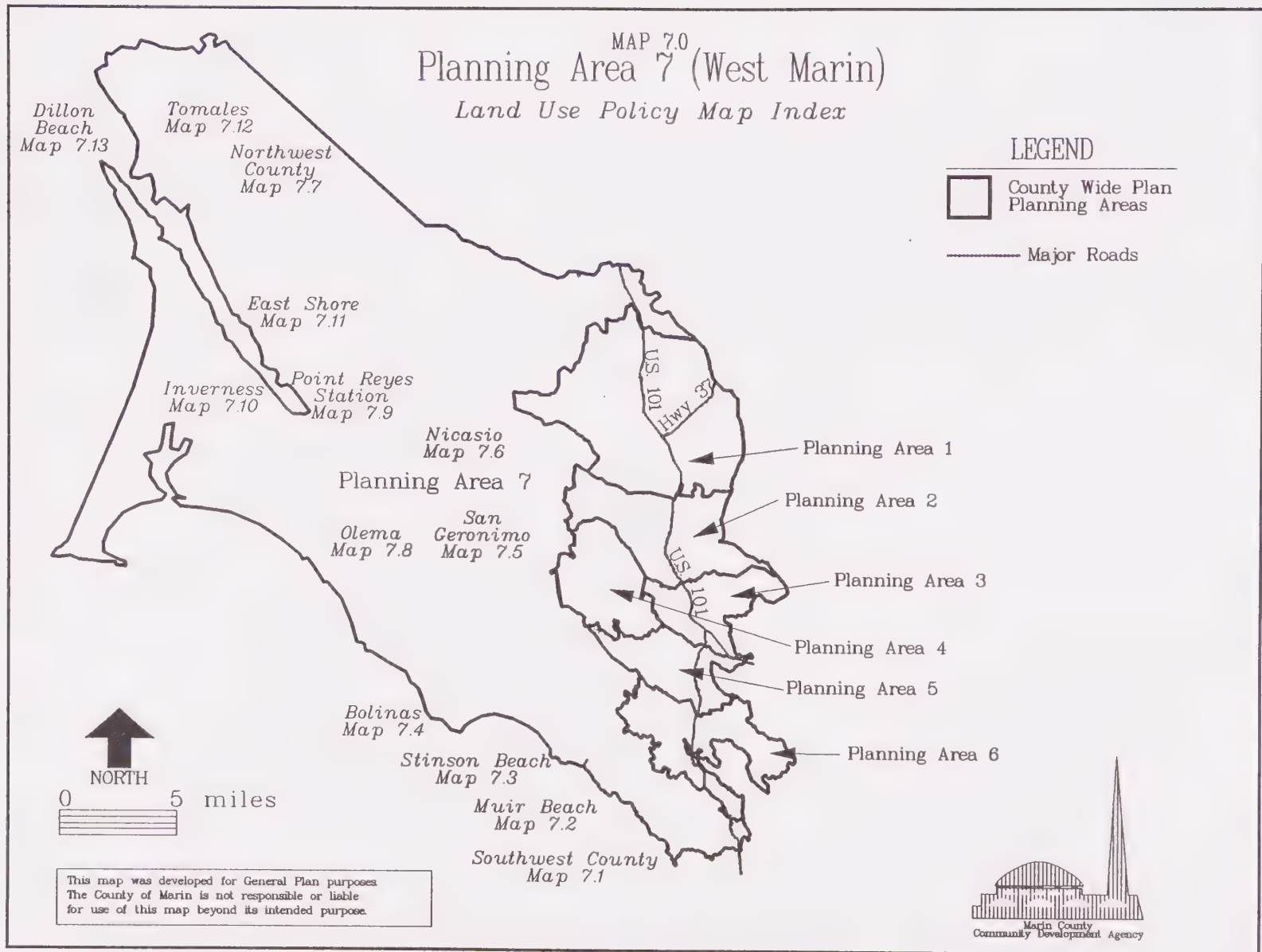
* Floating Homes are in the Bayfront Conservation Zone

-  Bay Coastline
-  Community Plan Boundaries
-  City Limits
-  Major Roads
-  Residential Roads

Comments FAR = Floor Area Ratio
Source Assessor's Parcel Book Zoning
Overlays as of January 1994






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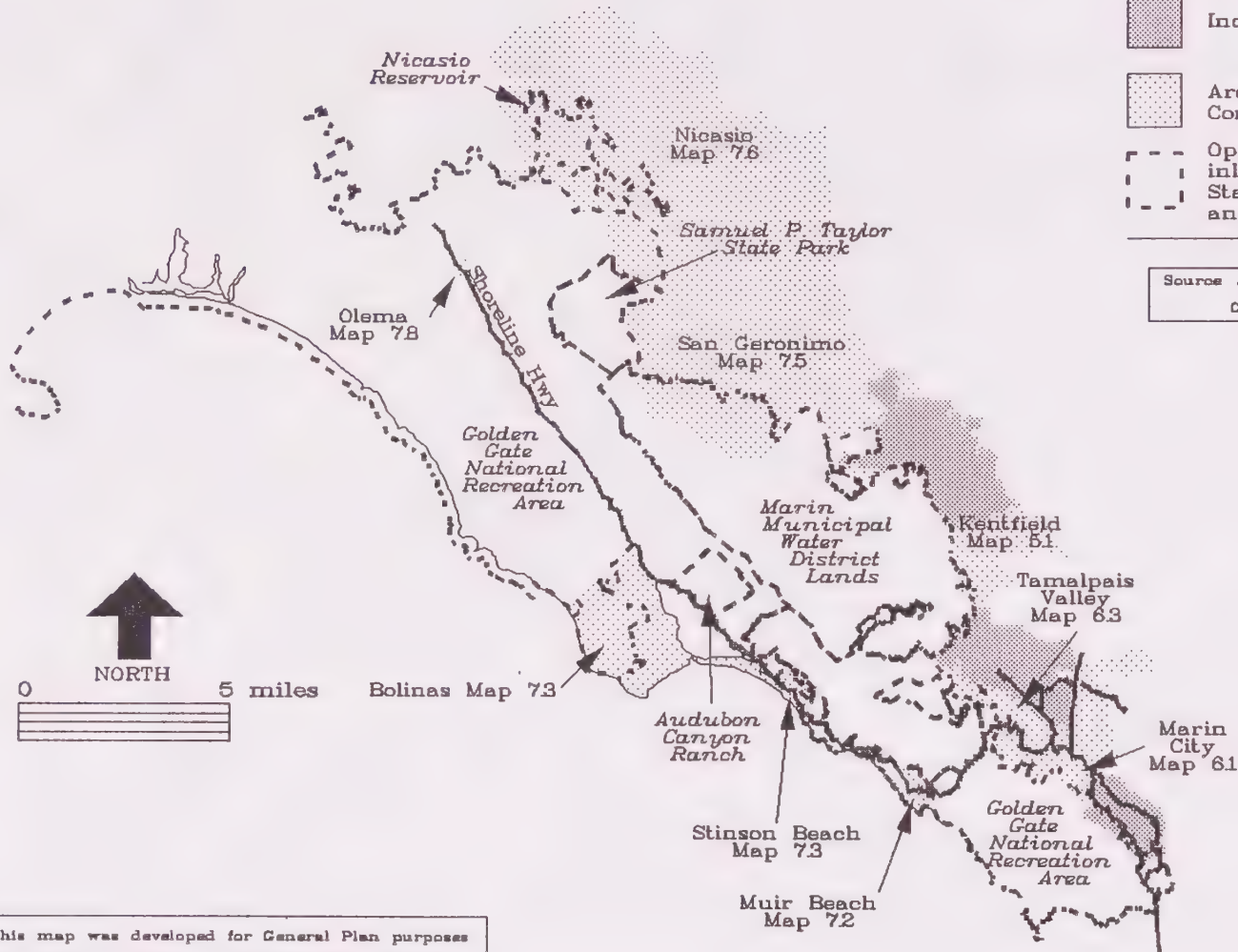


MAP 7.1 Southwest Marin County Land Use Policy Map Index

Land Use Policy 1994

-  Incorporated Cities
-  Areas detailed in Community Maps
-  Open Space Areas including National, State and Regional Parks and Water District Lands

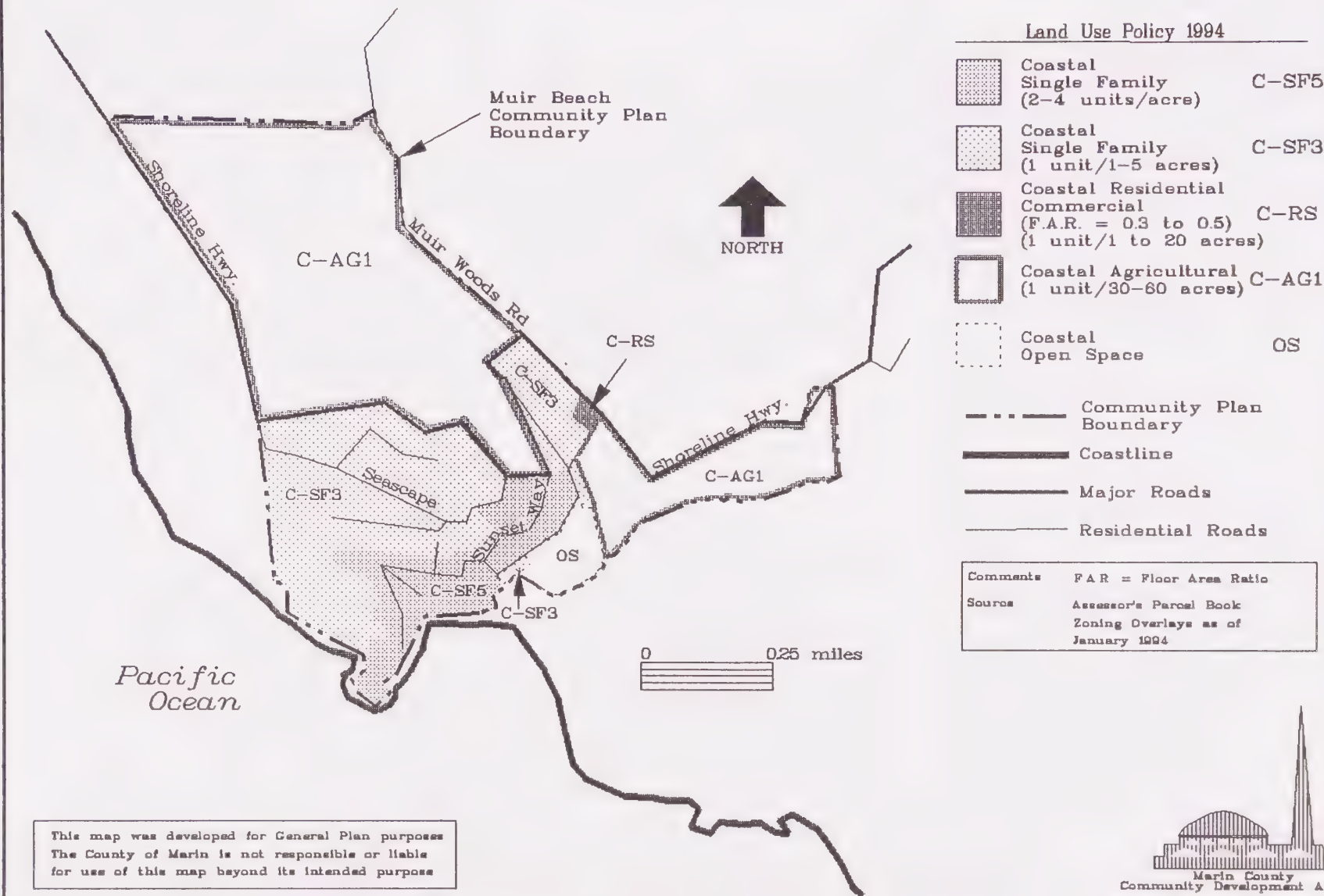
Source: Assessor's Parcel Book Zoning
Overlays as of January 1994



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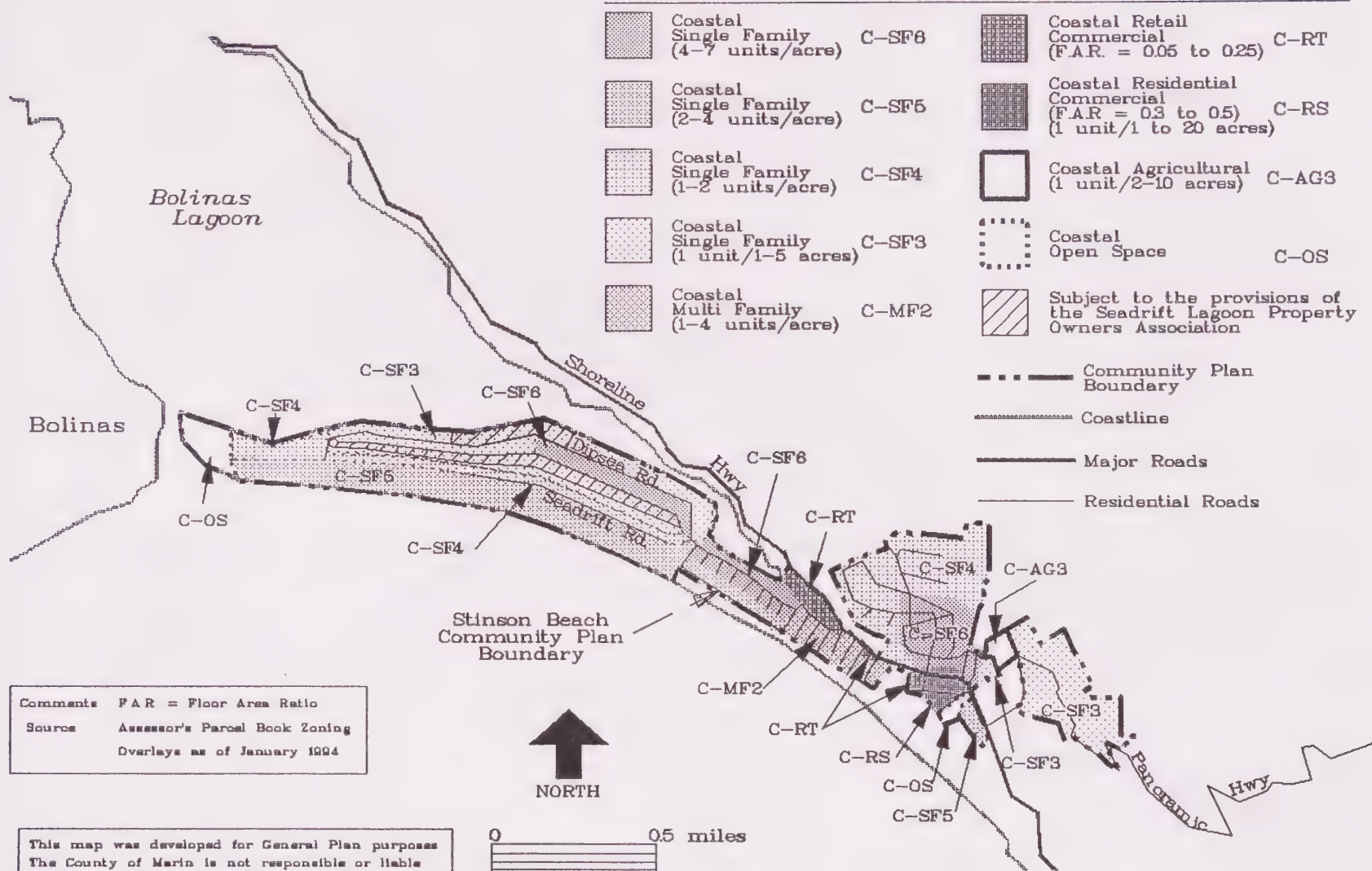


MAP 7.2 Muir Beach Land Use Policy Map

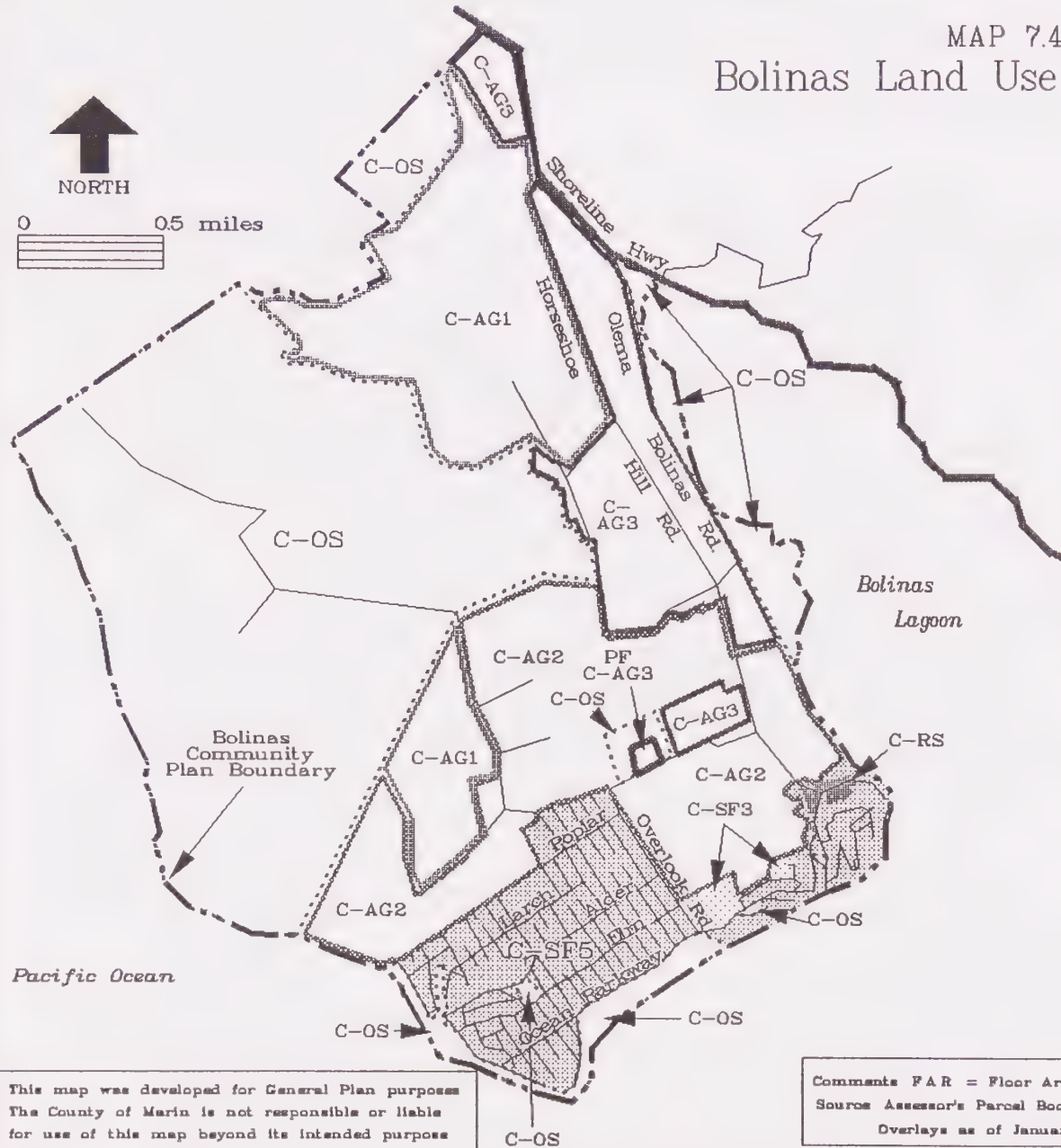
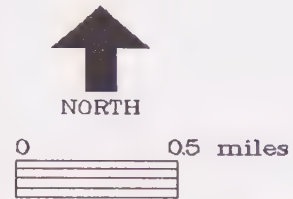


MAP 73 Stinson Beach Land Use Policy Map

Land Use Policy 1994



MAP 7.4 Bolinas Land Use Policy Map



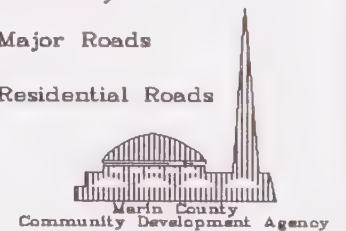
Land Use Policy 1994

	Coastal Single Family (2-4 units/acre)	C-SF5
	Coastal Single Family (1 unit/1-5 acres)	C-SF3
	Coastal Residential Commercial (F.A.R. = 0.3 to 0.5)	C-RS
	Public Facility Coastal Agricultural (1 unit/2-10 acres)	PF C-AG3
	Coastal Agricultural (1 unit/2-10 acres)	C-AG3
	Coastal Agricultural (1 unit/10-30 acres)	C-AG2
	Coastal Agricultural (1 unit/30-60 acres)	C-AG1
	Coastal Open Space	C-OS

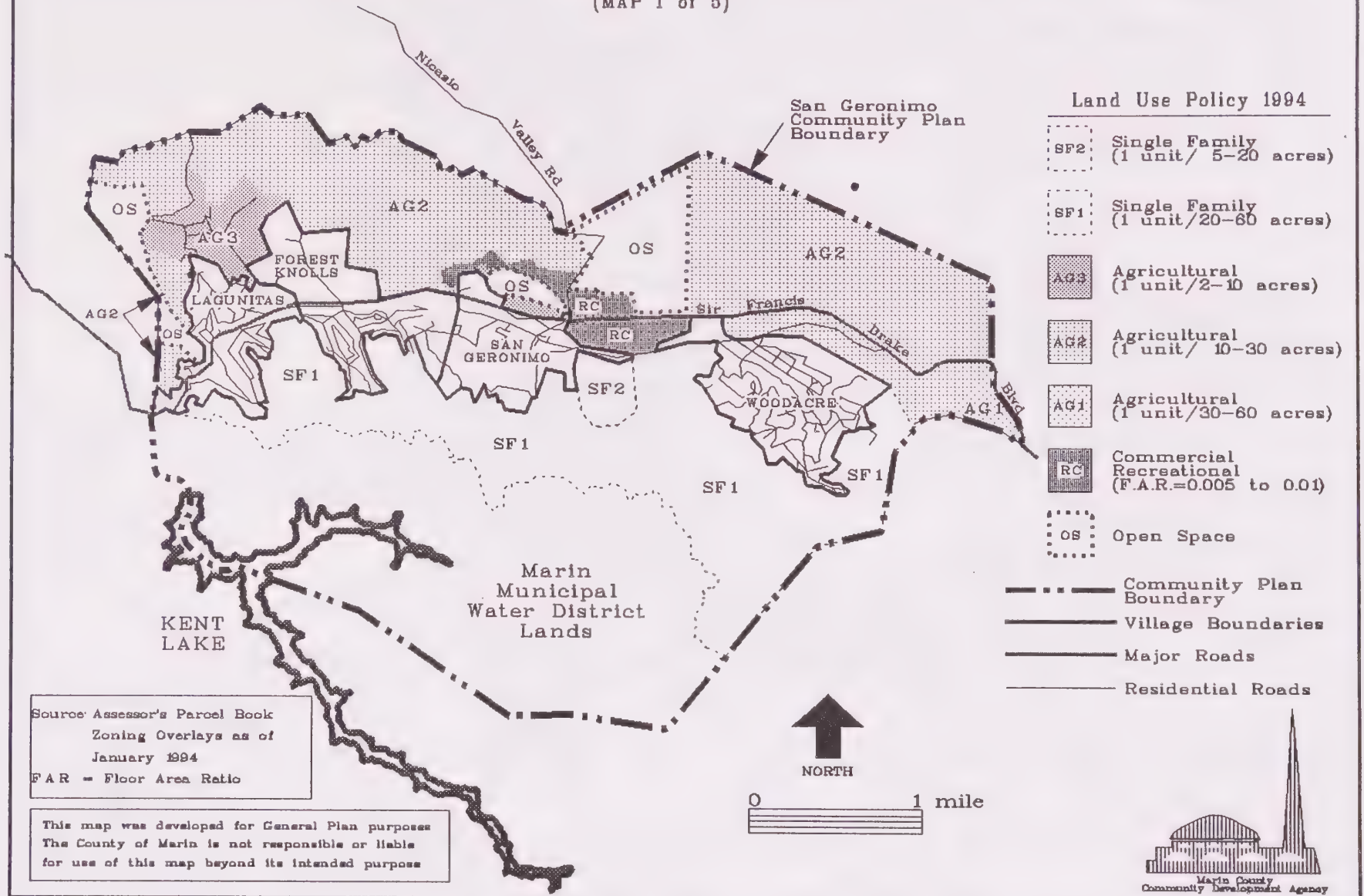
- Community Plan Boundary
- Major Roads
- Residential Roads

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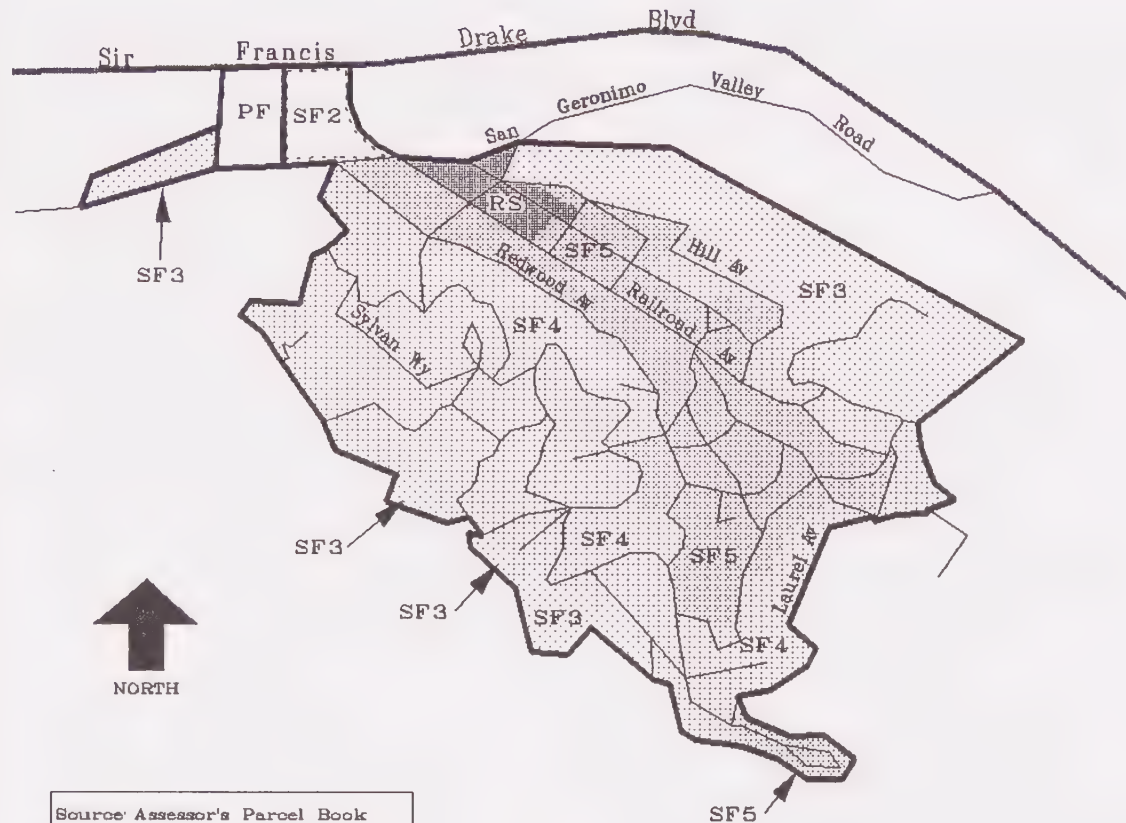
Comments: F.A.R. = Floor Area Ratio
Source: Assessor's Parcel Book Zoning
Overlays as of January 1994









MAP 7.5.0 San Geronimo Valley Land Use Policy Map (MAP 1 of 5)






MAP 7.5.1 Woodacre Land Use Policy Map (MAP 2 of 5)



Land Use Policy 1994

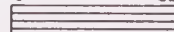
-  **SF5** Single Family
(2-4 units/acre)
-  **SF4** Single Family
(1-2 units/acre)
-  **SF3** Single Family
(1 unit/ 1-5 acres)
-  **SF2** Single Family
(1 unit/5-20 acres)
-  **RS** Commercial Residential
(F.A.R. = 0.3 to 0.5)
(1 unit/1 to 20 acres)
-  **PF** Public Facility

-  Community Boundary
-  Major Roads
-  Residential Roads

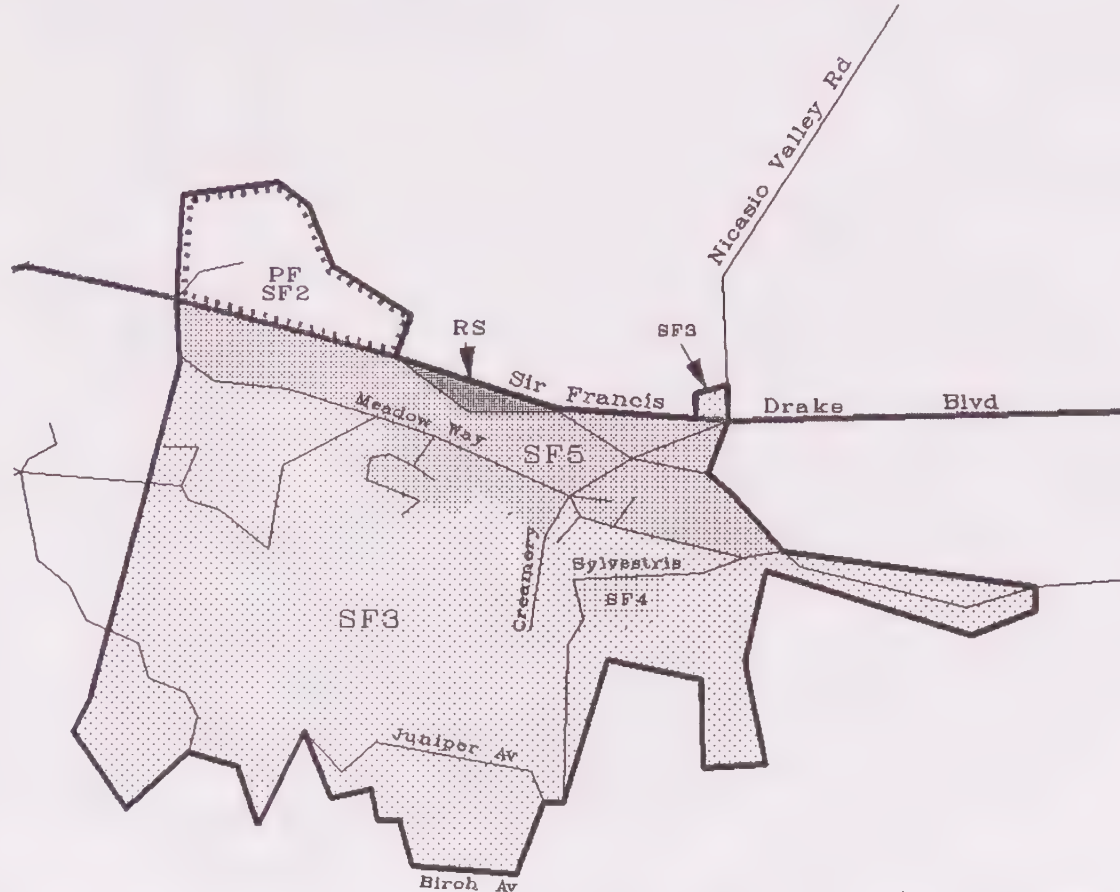
Source: Assessor's Parcel Book
Zoning Overlays as of
January 1994
FAR = Floor Area Ratio

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



0 0.25 miles







Map 7.5.2 San Geronimo Land Use Policy Map (MAP 3 of 5)



Land Use Policy 1994

-  Single Family (2-4 units/ Acre)
-  Single Family (1-2 units/ Acre)
-  Single Family (1 unit/1-5 acres)
-  Commercial Residential (F.A.R. = 0.3 to 0.5) (1 unit/1 to 20 acres)
-  Public Facility Single Family (1 unit/5-10 acres)

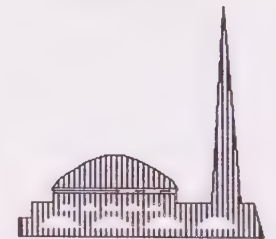
-  San Geronimo Community Boundary
-  Major Roads
-  Residential Roads

Source: Assessor's Parcel Book
Zoning Overlays as of
January 1994
FAR = Floor Area Ratio

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






0 0.20 miles



Map 7.5.3
Forest Knolls Land Use Policy Map
(MAP 4 of 5)



Land Use Policy 1994

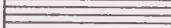
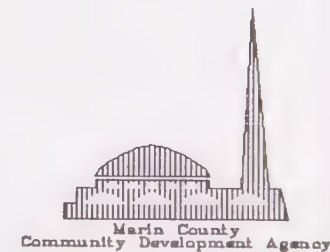
-  Single Family (2-4 units/Acre)
-  Single Family (1-2 units/Acre)
-  Single Family (1 unit/1-5 Acres)
-  Commercial Residential (F.A.R. = 0.3 to 0.5) (1 unit/1 to 20 acres)
-  Open Space
-  Community Boundary
-  Major Roads
-  Residential Roads

Source: Assessor's Parcel Book
Zoning Overlays as of
January 1994
FAR = Floor Area Ratio

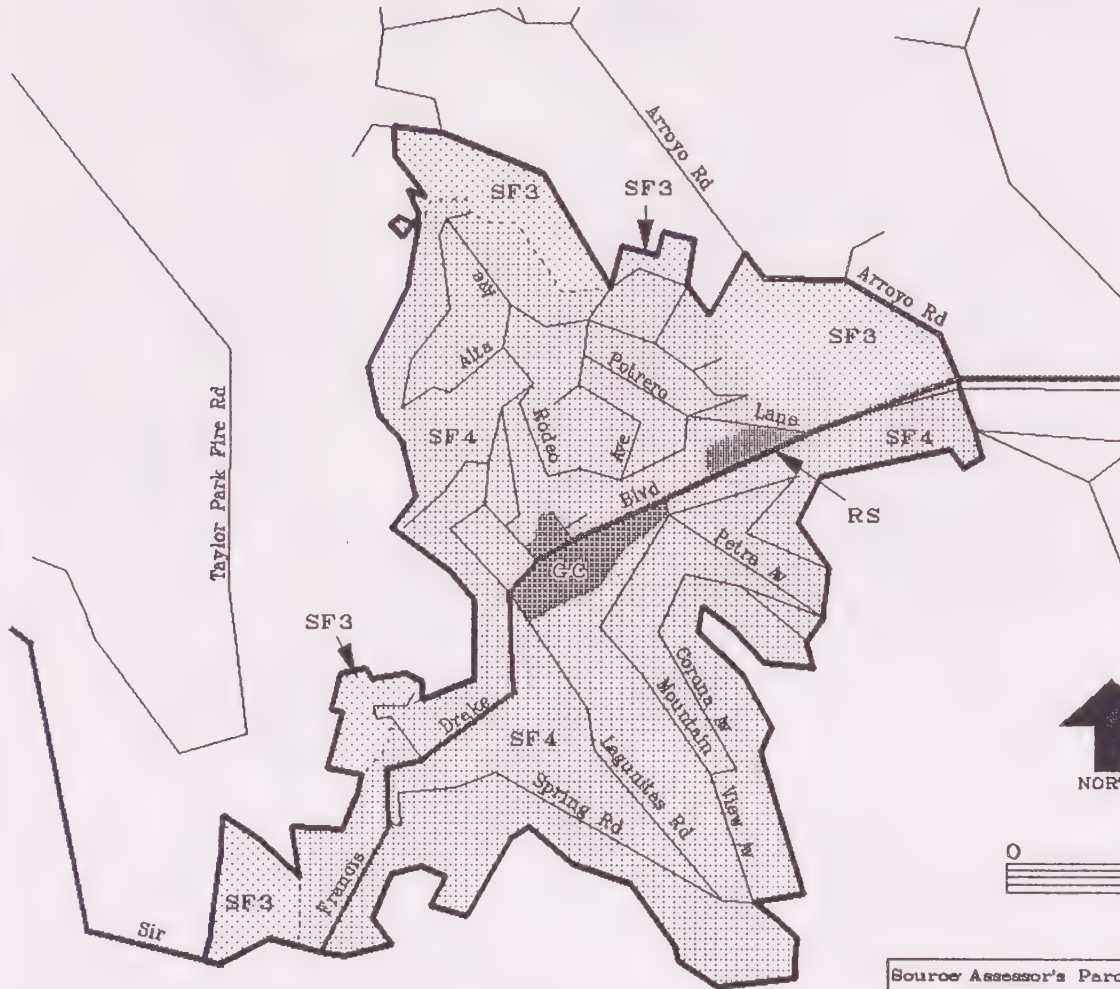
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0 0.25 miles

Map 7.5.4 Lagunitas Land Use Policy Map (MAP 5 of 5)



Land Use Policy 1994

- SF4** Single Family
(1-2 units/Acre)
- SF3** Single Family
(1 unit/1-5 Acres)
- CC** Commercial
General
(F.A.R. = 0.05 to 0.15)
- RS** Commercial Residential
(F.A.R. = 0.3 to 0.5)
(1 unit/1 to 20 acres)

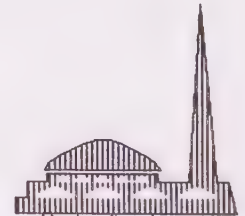
- Community Boundary
- Major Roads
- Residential Roads



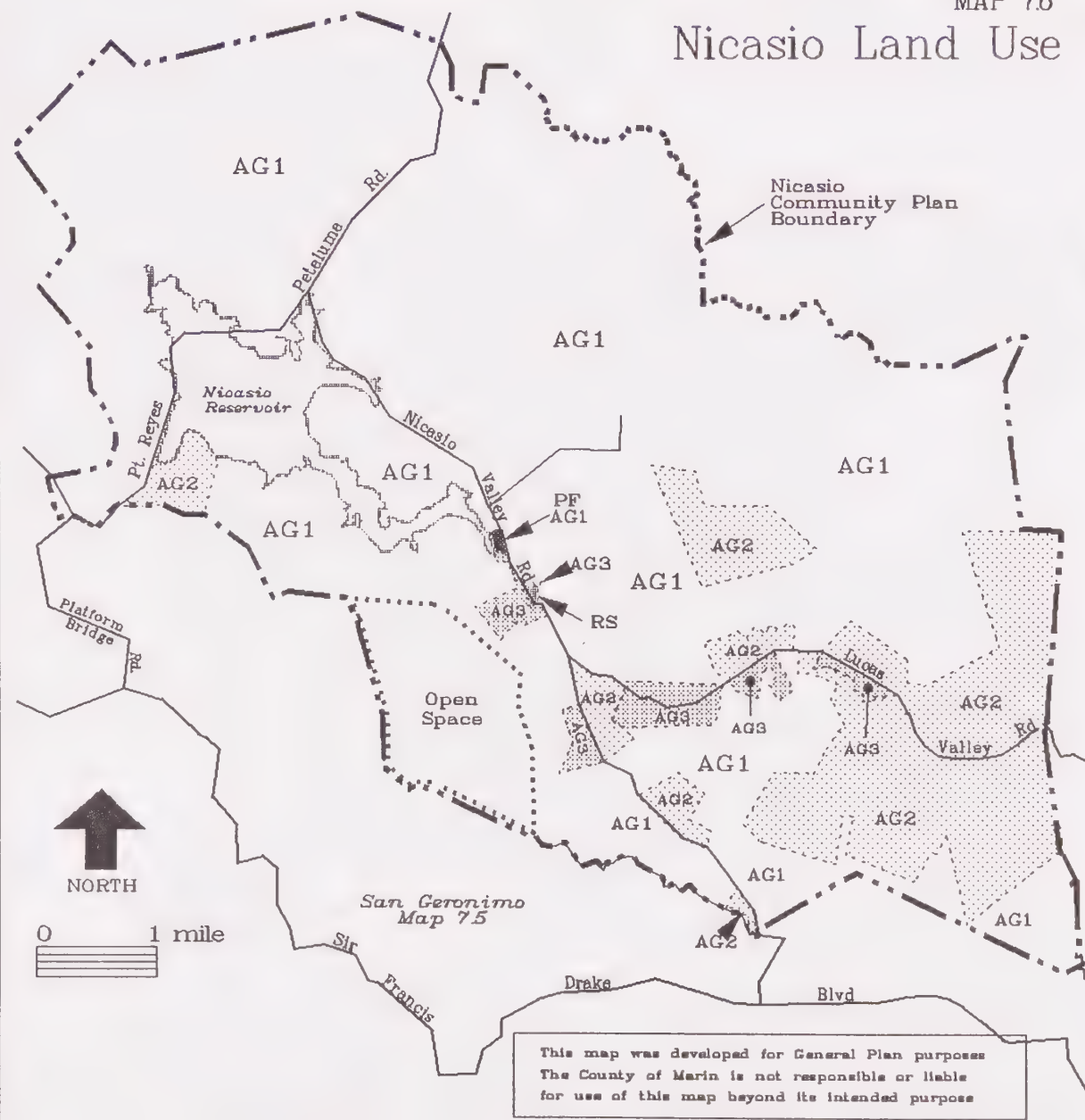
0 0.25 miles

Source Assessor's Parcel Book
Zoning Overlays as of
January 1994
FAR = Floor Area Ratio







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MAP 76 Nicasio Land Use Policy Map



Land Use Policy 1994

-  Residential Commercial (FAR = 0.3 to 0.5) 1 unit/1 to 20 acres RS
-  Public Facility Agriculture 1 unit/30-60 acres PF AG1
-  Agricultural 1 unit/2-10 acres AG3
-  Agricultural 1 unit/10-30 acres AG2
-  Agricultural 1 unit/30-60 acres AG1
-  Open Space

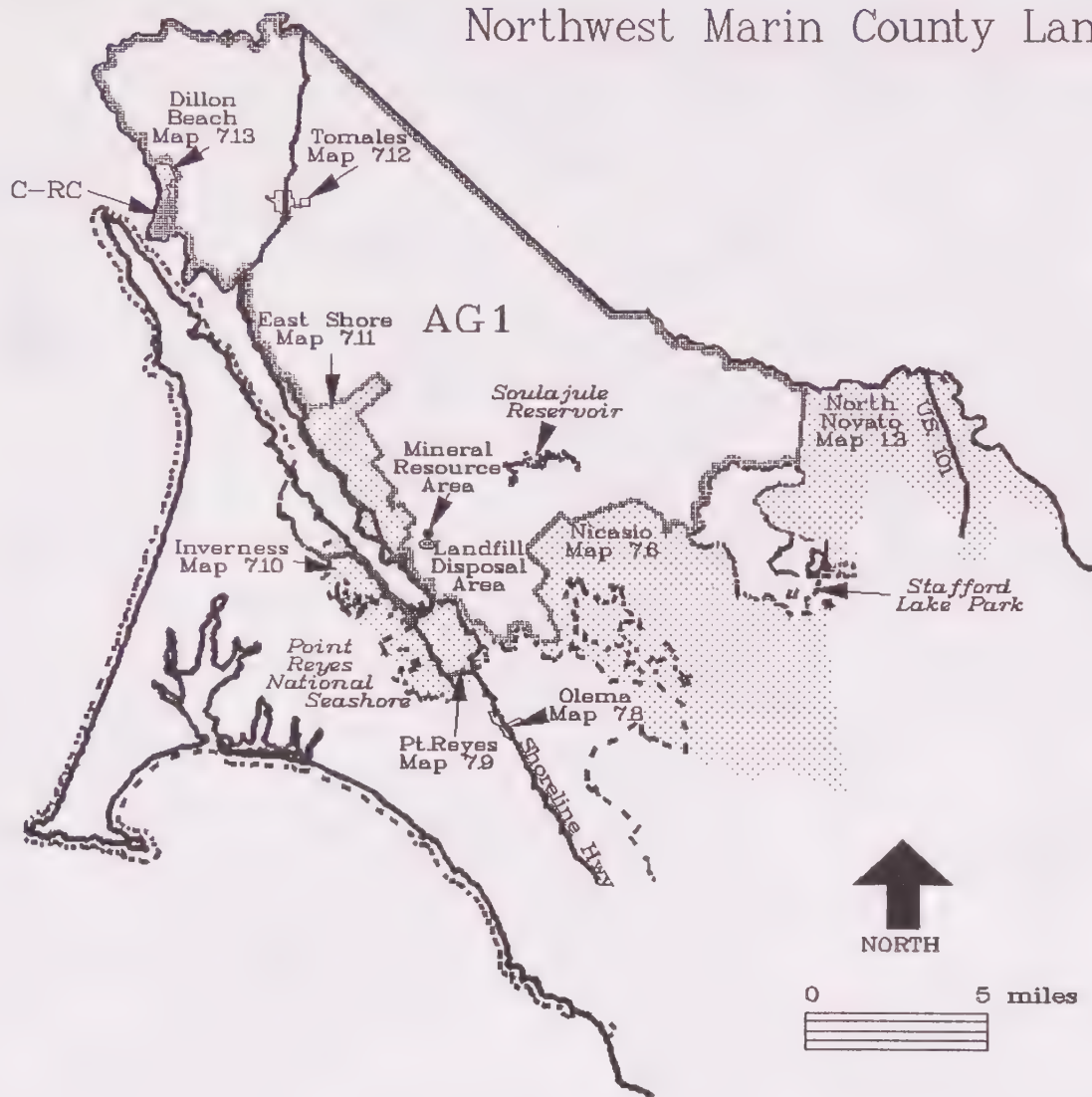
-  Community Plan Boundary
-  Roads

Comments FAR = Floor Area Ratio
Source Assessor's Parcel Book Zoning
Overlays as of January 1994

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MAP 77 Northwest Marin County Land Use Policy Map



Land Use Policy 1994

- Areas detailed in Community Plan Maps
- Coastal Recreational Commercial (F.A.R. = 0.005 to 0.10)
- Open Space Areas including National, State and Regional Parks and Water District Lands
- AG1 Agricultural (1 unit/30-60 acres)
- Mineral Resource Area
- Landfill Disposal Area

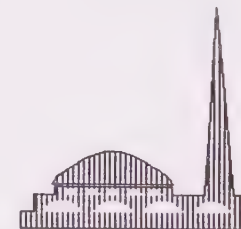
Comments F.A.R. = Floor Area Ratio
Source Assessor's Parcel Book Zoning
Overlays as of January 1994

- Major Roads
- County Boundary
- Parks and Open Space



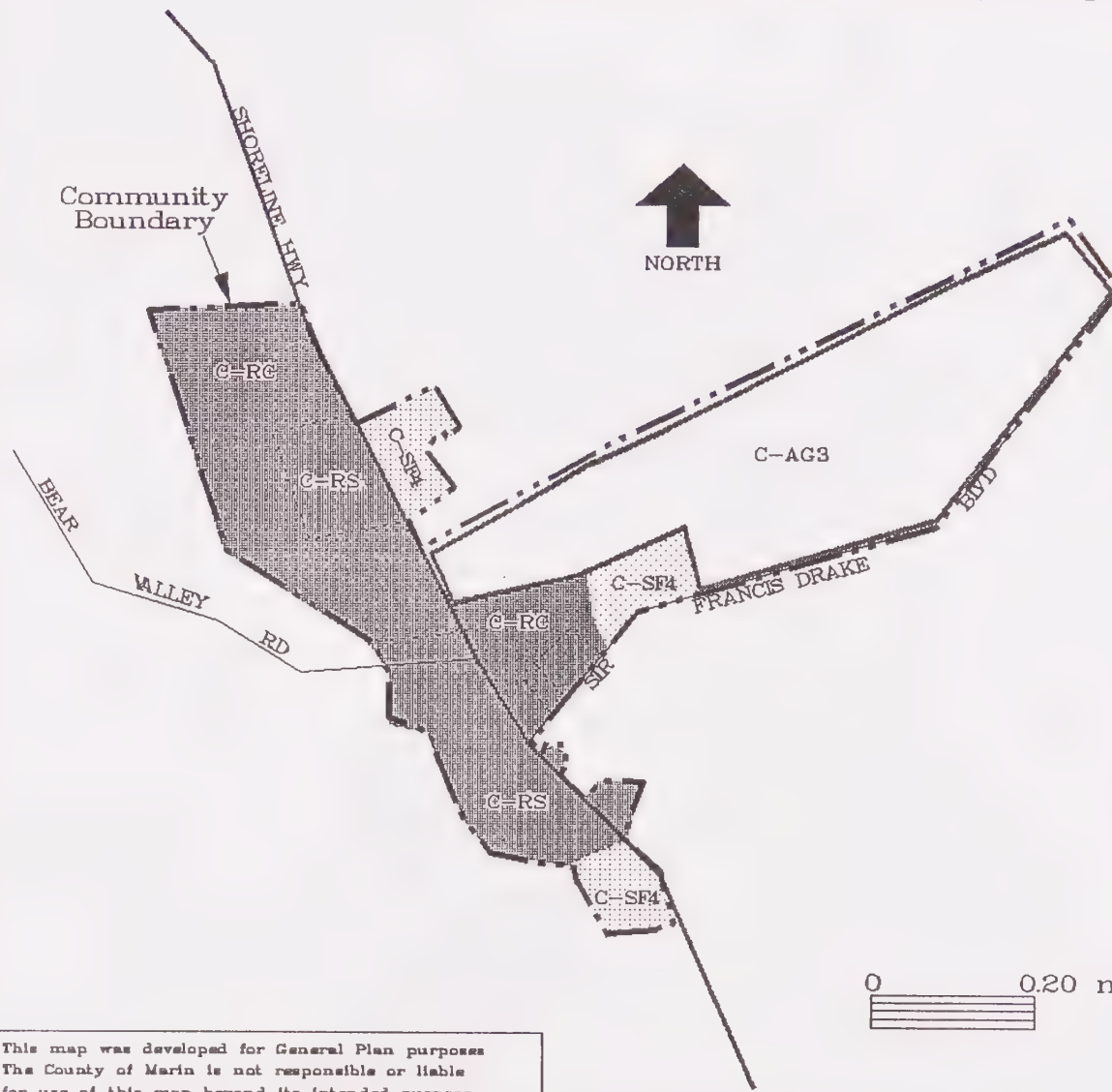
0 5 miles

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Marin County
Community Development Agency

MAP 78 Olema Land Use Policy Map



Land Use Policy 1994

-  Coastal Single Family (1 to 2 units/acre) C-SF4
-  Coastal Residential Commercial (F.A.R. = 0.3 to 0.5) (1 unit/1 to 20 acres) C-RS
-  Coastal Recreational Commercial (F.A.R. = 0.05 to 0.15) C-RC
-  Coastal Agricultural (1 unit/2-10 acres) C-AG3

-  Community Boundary
-  Major Roads
-  Residential Roads

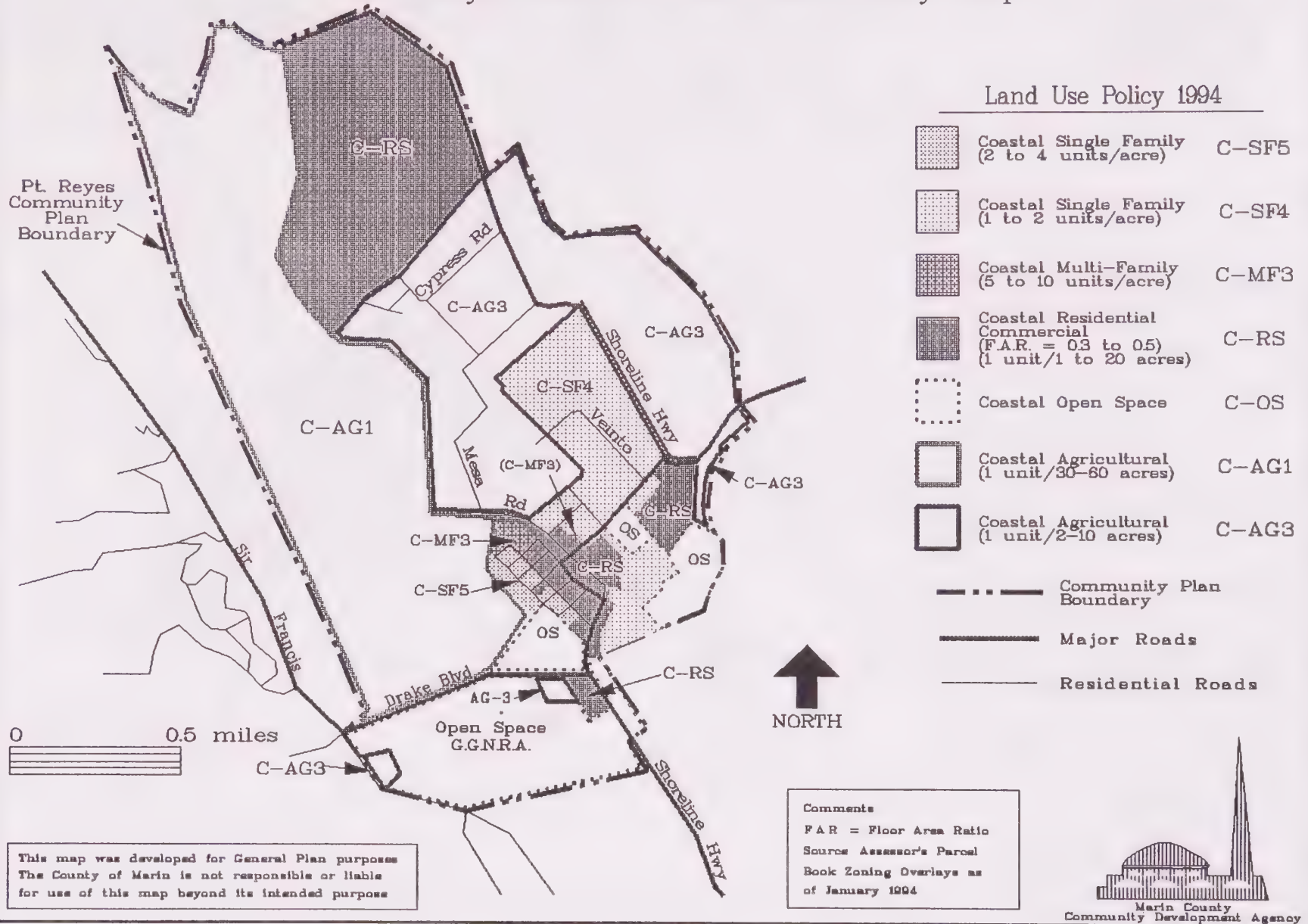
Comments F.A.R. = Floor Area Ratio
Source Assessor's Parcel Book
Zoning Overlays as of
January 1994

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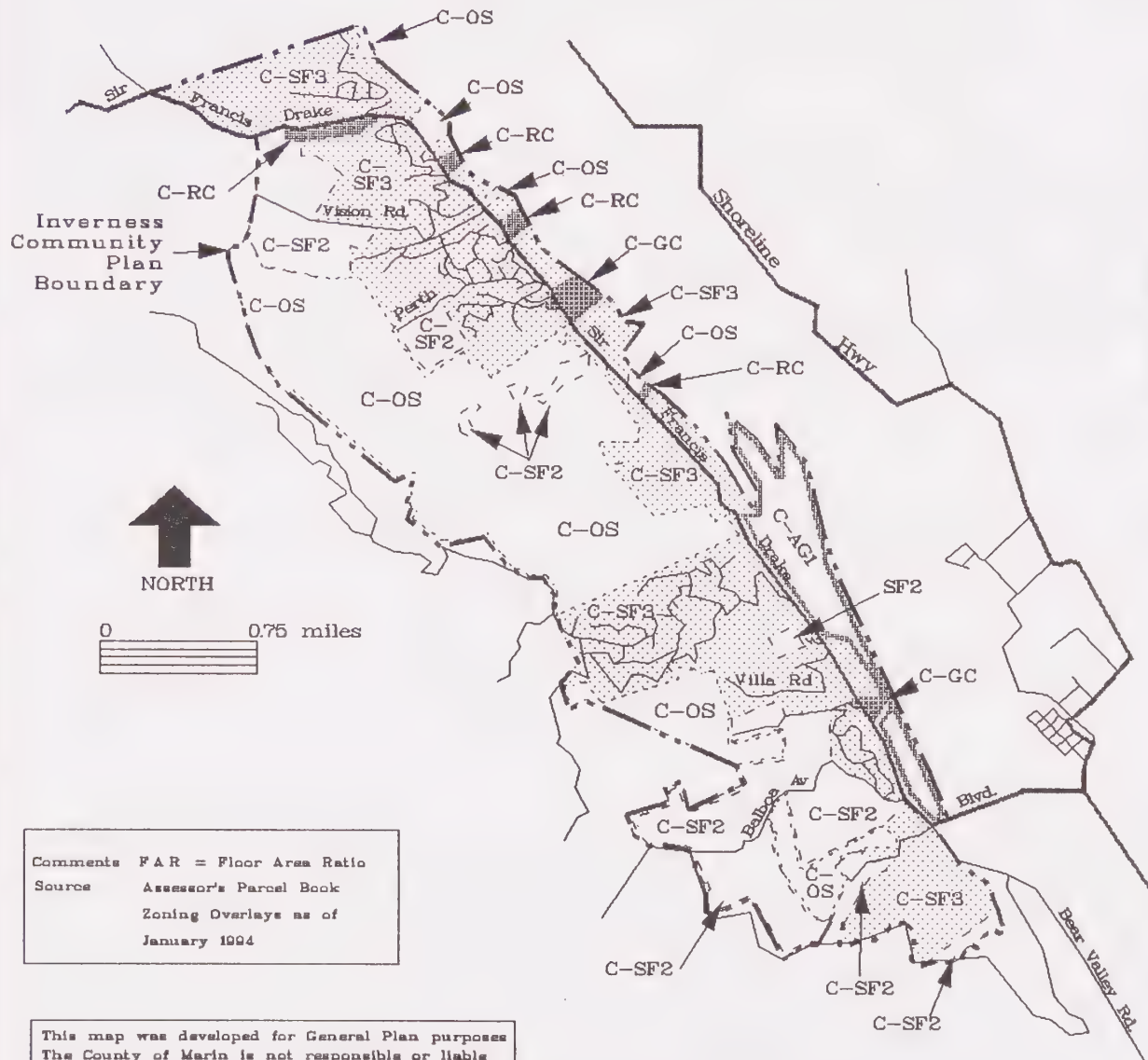
0 0.20 miles



MAP 7.9 Point Reyes Station Land Use Policy Map



MAP 710 Inverness Land Use Policy Map



Land Use Policy 1994

	Coastal Single Family (1 unit/1-5 acres)	C-SF3
	Coastal Single Family (1 unit/5-20 acres)	C-SF2
	Coastal General Commercial (F.A.R. = 0.05 to 0.30)	C-GC
	Coastal Recreational Commercial (F.A.R. = 0.05 to 0.15)	C-RC
	Coastal Agricultural (1 unit/30-60 acres)	C-AG1
	Coastal Open Space	C-OS

- Community Plan Boundary
- Major Roads
- Residential Roads

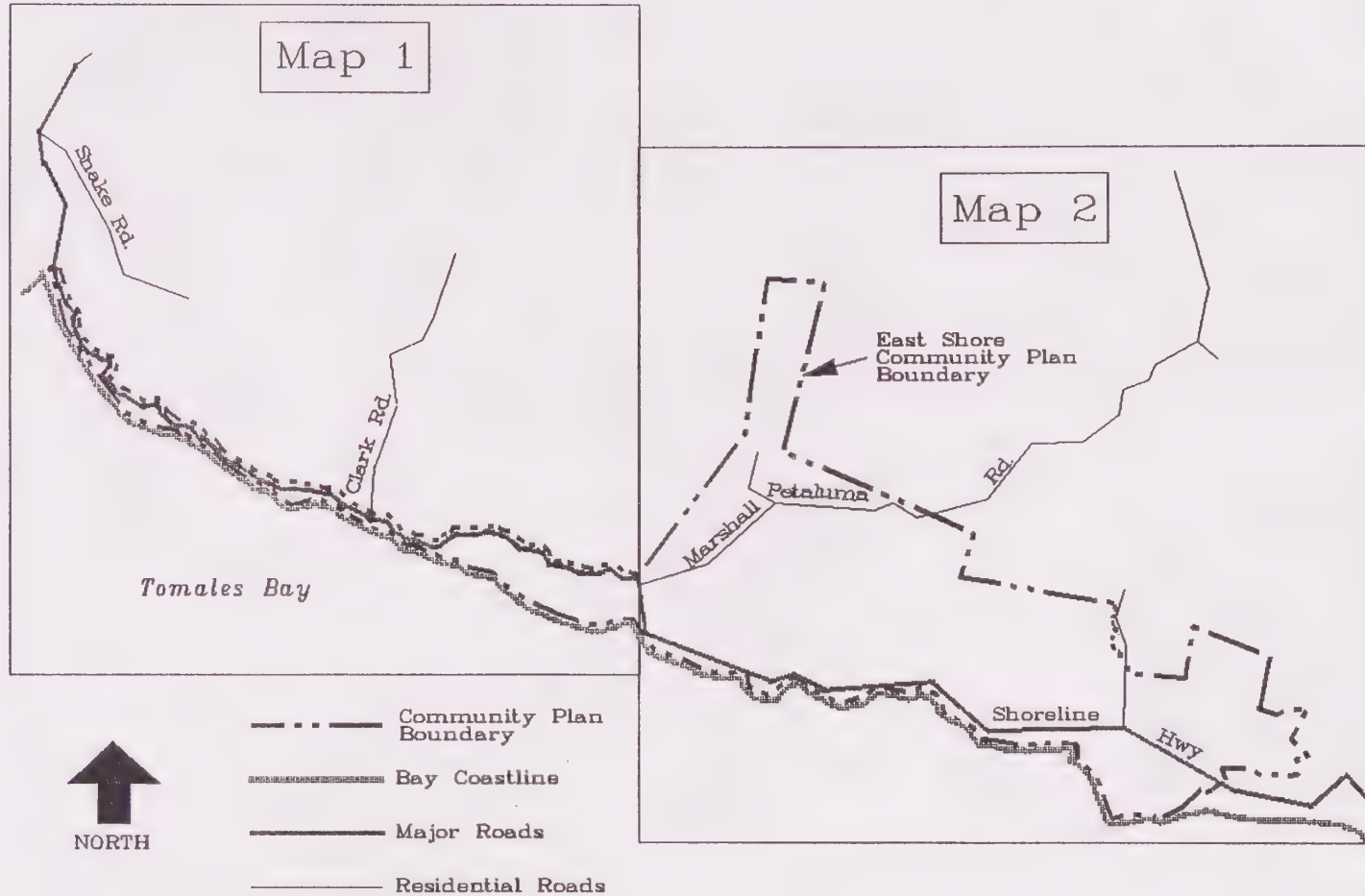
Comments F.A.R. = Floor Area Ratio
Source Assessor's Parcel Book
Zoning Overlays as of
January 1994

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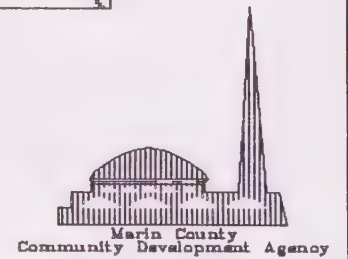
MAP 7.11.0

East Shore Land Use Policy Map Key









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0 1 mile



MAP 7.11.1 East Shore Land Use Policy Map (Map 1 of 2)

Land Use Policy 1994

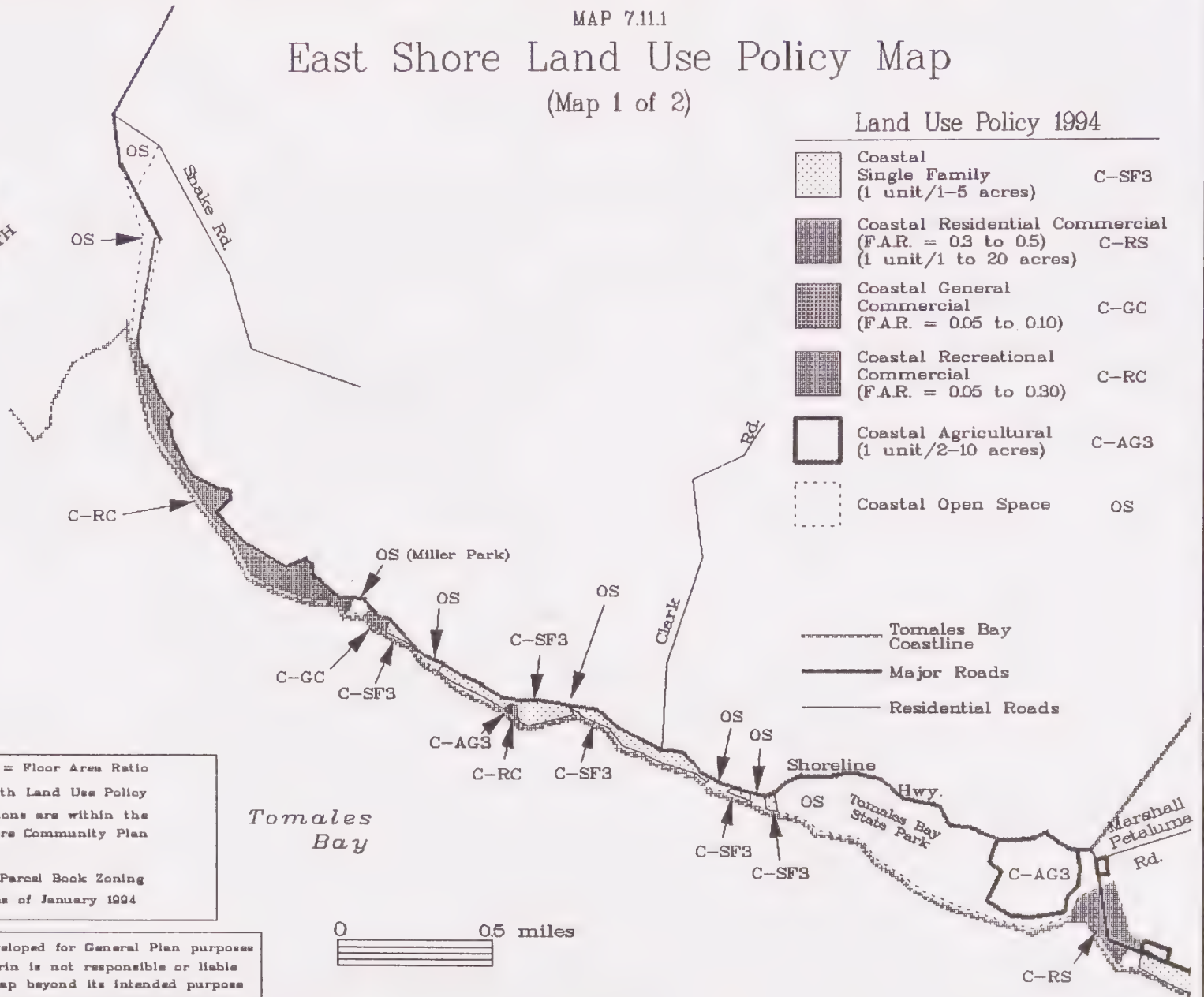
	Coastal Single Family (1 unit/1-5 acres)	C-SF3
	Coastal Residential Commercial (F.A.R. = 0.3 to 0.5) (1 unit/1 to 20 acres)	C-RS
	Coastal General Commercial (F.A.R. = 0.05 to 0.10)	C-GC
	Coastal Recreational Commercial (F.A.R. = 0.05 to 0.30)	C-RC
	Coastal Agricultural (1 unit/2-10 acres)	C-AG3
	Coastal Open Space	OS

----- Tamales Bay Coastline
—— Major Roads
—— Residential Roads

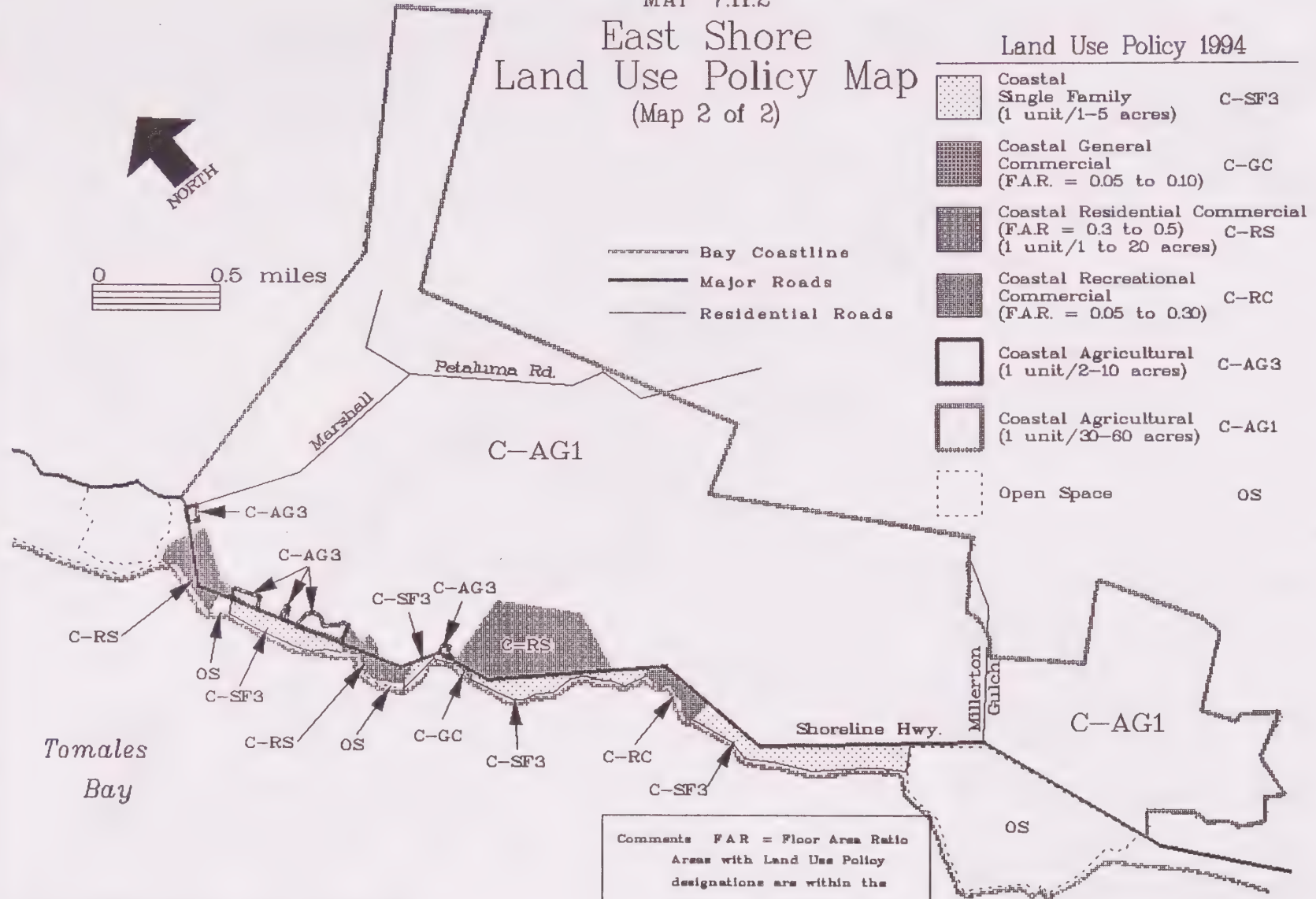
Comments FAR = Floor Area Ratio
Areas with Land Use Policy designations are within the East Shore Community Plan Area
Source Assessor's Parcel Book Zoning Overlays as of January 1994

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0 0.5 miles



MAP 7.11.2 East Shore Land Use Policy Map (Map 2 of 2)



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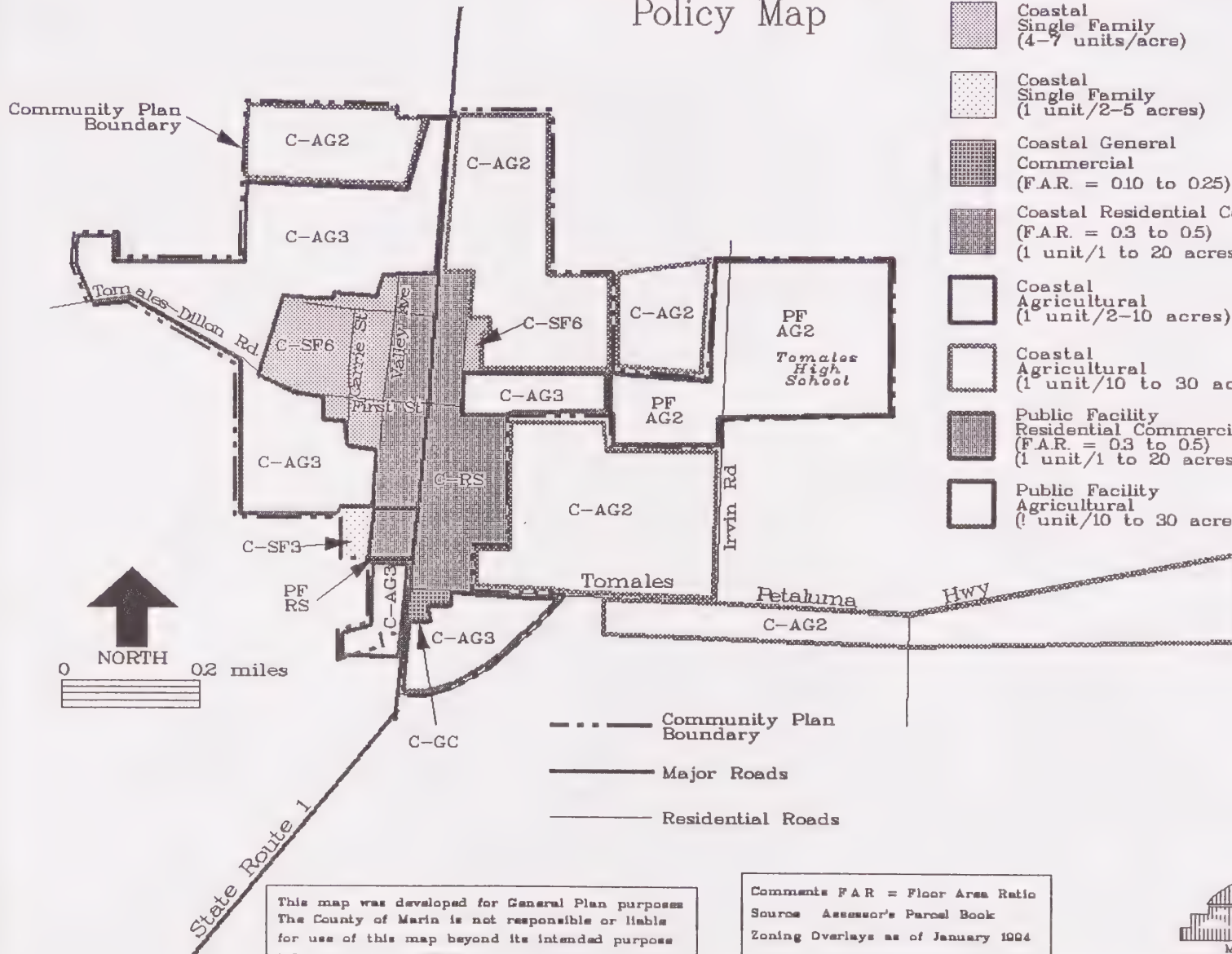
Comments: F.A.R. = Floor Area Ratio
Areas with Land Use Policy designations are within the East Shore Community Plan Area.

Source: Assessor's Parcel Book Zoning Overlays as of January 1994.

MAP 712 Tomales Land Use Policy Map

Land Use Policy 1994

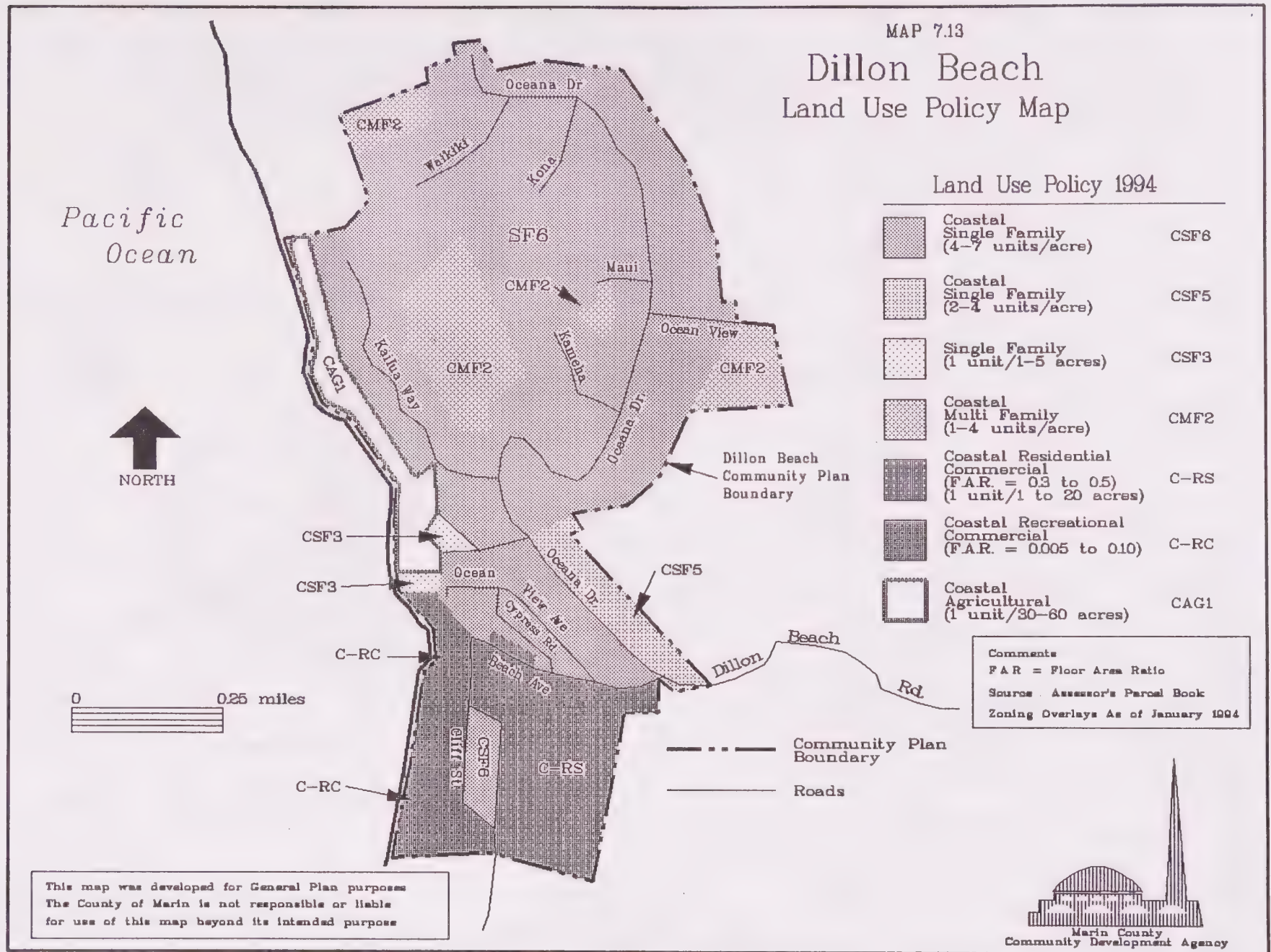
	Coastal Single Family (4-7 units/acre)	C-SF6
	Coastal Single Family (1 unit/2-5 acres)	C-SF3
	Coastal General Commercial (F.A.R. = 0.10 to 0.25)	C-GC
	Coastal Residential Commercial (F.A.R. = 0.3 to 0.5) (1 unit/1 to 20 acres)	C-RS
	Coastal Agricultural (1 unit/2-10 acres)	C-AG3
	Coastal Agricultural (1 unit/10 to 30 acres)	C-AG2
	Public Facility Residential Commercial (F.A.R. = 0.3 to 0.5) (1 unit/1 to 20 acres)	PF RS
	Public Facility Agricultural (1 unit/10 to 30 acres)	PF AG2



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Comments: F.A.R. = Floor Area Ratio
Source: Assessor's Parcel Book
Zoning Overlays as of January 1994





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